

HOUSING AUTHORITY

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

Commissioners Meeting

August 28, 1992

A G E N D A

1. Demolition information
2. Change order and pay request, sign Thompsons Laundry contract
3. Mail boxes options
4. Waste disposal update
5. Updated financial statement

Minutes
8-28-92

(4)

Crowder

Emergency meeting ~~at 11:00~~
~~at 11:00~~

Change Order #8: to remove houses in place of demolition. A motion by Tom Lopez and seconded by Dave Cornell to accept change order #8 with indemnification letter not required. Motion carried.

Ray Crowder to advise Gettlingham + Messacar of our decision and send record of paint testing done in 1982. Also authorization given to Crowder to resolve this matter with Gettlingham.

Payment Request: Motion made by Tom Lopez + seconded by Lew Kerfoot to approve partial payment of \$527,061.00 to Russell Corp. Motion carried.

Motion made by Dave Cornell + seconded by Lew Kerfoot to approve partial payment of \$10,964.00 to Ray Crowder for Architectural services. Motion carried.

Laundry Equipment Contract a motion
by Dew Co + second by Lee
to accept the Laundry Equipment Contract
from Thompson's TSC Motion Carried.

P.O. Boxes: Post office box prices
were considered. Hardware Sales + Services, Inc
offered unopposed boxes;
WENCO proffered sent a proposal of
boxes made by Florence, ~~Inc~~ ^{Corp.} from Chicago.
We will invite Postmaster of Caldwell to
next meeting.

August 28-92

Commissioners Mte.

Not Present = Tim Bett

Present = all others

additional - Roy Crowder

(Emergency meeting session) no 24 hrs notice

- #8
1. Change order to remove house in place of demolition (accept change order #8) ~~indemnification from Gilligan and Messer~~ to HHC, Russell, Patti. ~~needed.~~

Letter from Gilligan to remove house should satisfy Patti & EPA (with indemnification out)

discussion only

1. Motion by Camilo -
- 2nd " Dave -

to accept change order to remove and not demolish (w/ indemnification letter.) out

Motion
1-lew
2-Camilo
carried

Motion Carried.

lead content. Crowder to advise Gill & Mess of our decision
Russell to send record of paint testing in 1982 & 1982

Authorization given to resolve matter with Gilligan

Partial payment of 527,061.00 to Russell
to Russell

1. Conilo
2. Lew
Carroll

Architectural Services

Partial payment 10,964.00

1. Dave
2. Lew

motion carried.

~~3~~ approve laundry equipment contract

1. Dave
 2. Lew
- motion carried

P.O. Boxes

Franchise out
Required - Postal Exchange

3900.00

talk to P.O. office,
for requirements

CALDWELL HOUSING AUTHORITY
FARMWAY VILLAGE
P.O. BOX 70
CALDWELL, ID 83606

July 23, 1992

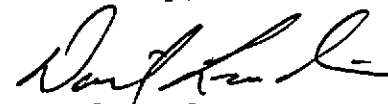
Thompsons, Inc.
1707 Broadway
Boise, ID 837061

RE: Contract with Housing Authority.

Dear Tobe Thompson Sr.,

The enclosed contract seems to be sufficient except for what is marked. The Commissioners would be pleased if you would be willing to make the changes indicated. They have assured us of their acceptance and are willing to sign after these amendments. Thank you for caring for this matter and please be assured we remain,

Sincerely,



David Linden

*
THOMPSONS INC. APPROVES OF THE CHANGES.
PLEASE sign contract and return.

Thanks!

HARDWARE SALES & SERVICE, INC.

FAX MESSAGE

PAGE 1 OF 3

NOTE: Please read this message if you do not receive all pages.

REPLY TO:

Eldon Adams

1961 COMMERCE AVENUE ♦ BOISE, IDAHO 83705-5394
(208)345-1361 ♦ FAX (208)345-1528

17785 S.E. 82nd DRIVE ♦ GLADSTONE, OREGON 97027
(503)655-6806 ♦ FAX (503)655-6845

TO: DON DOWNEN

DATE: 8/26/92

ATTN: DAVE LINDEN

FAX (208) 459-0094

SUBJECT: MAIL BOXES

DAVE I HAVE SENT THE CUT SHEETS FOR THE FOR THE 1500 SERIES REAR LOCKS, THESE ARE NOT POSTAL APPROVED.

THE PRICE FOR 184 UNIT = 2900.00 F.O.B Boise

THE FOLLOWING OPTIONAL FEATURES COST: IN ADDITION TO THE ABOVE PRICES ARE:

- 1) MATCHING SNAP-ON-TRIM 1.10 per Compartment
- 2) REAR COVER FOR THE COMPARTMENT = 1.65
- 3) COMBINATION LOCK 3 DIGIT \$ 5.44 Ea Compartment.

Please IF THERE ARE ANY QUESTIONS CALL ME Eldon

1550 SERIES

REAR LOAD HORIZONTAL MAILBOXES

FOR PRIVATE DISTRIBUTION OF MAIL ONLY-NOT POSTAL SERVICE APPROVED

STANDARD FEATURES

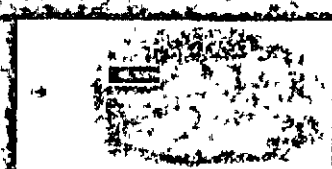
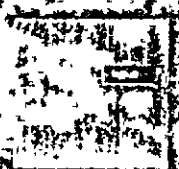
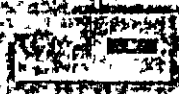
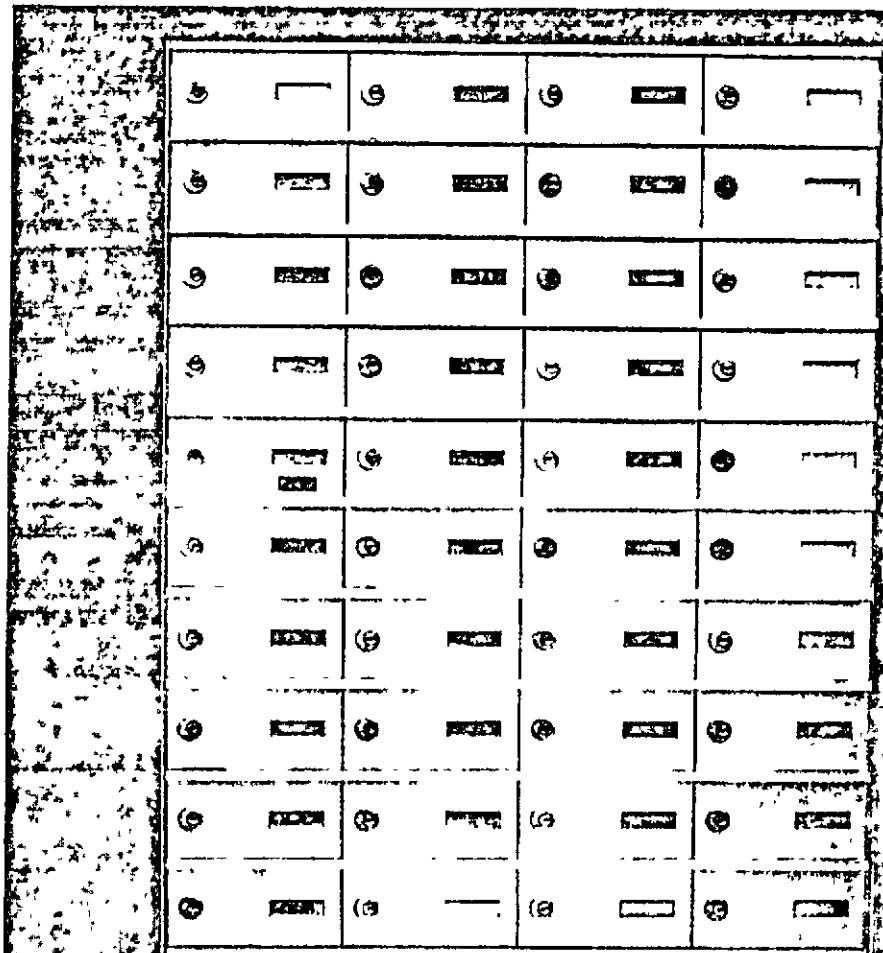
- (A) Natural anodized aluminum surface materials
- Groups - 9,10,11,12 compartments high - 3,4,5 compartments wide
- Locks - 5-pin cylinder cam type, 2 keys each, 1000 changes
- Clear plastic window number slot with metal backing
- For optional features see page 8

If wall space is a problem, groups of boxes are available in more than 12 compartments high. Multi-size compartments may be mixed within the same group. Contact your sales representative.

Material used and method of construction for the above mailboxes are the same as in the Florence 1400 and 1500 postal service approved mailboxes.

APPROXIMATE DOOR SIZES

| | H | x | W |
|-------------|---------------------------------|---|----------------------------------|
| 1450 & 1550 | 3" | | 6 ³ / ₈ " |
| 1452 & 1552 | 6 ³ / ₈ " | | 6 ³ / ₈ " |
| 1453 & 1553 | 3" | | 12 ⁷ / ₈ " |
| 1454 & 1554 | 6 ³ / ₈ " | | 12 ⁷ / ₈ " |



FROM

**Gillingham Const., Inc.**

August 26, 1992

ATTN STAN JANES
THE RUSSELL CORPORATION
8150 EMERALD ST STE 100
BOISE ID 83704

RE: Caldwell Farm Labor Housing Project

Dear Mr. Janes,

Attached is a letter of explanation per your August 25, 1992 request concerning the interior and exterior improvements planned for the houses if released to us.

We would appreciate a resolution of this misunderstanding as soon as possible. If the Caldwell City Housing Authority does not authorize release of the houses, then we do need to know the amount of compensation they are willing to pay in lieu of the houses so we can determine whether we need to renew our request for arbitration.

Sincerely,

Larry Gillingham
President

LG/mf
ar mf c2024.3

Enclosure: 8/26 letter from Glenn Messegar
(our house subcontractor)

FROM

GLENN MESSEGAR
P O BOX 44777
BOISE ID 83711

August 26, 1992

GILLINGHAM CONST., INC.
P O BOX 15395
BOISE ID 83715

RE: Farm Labor Housing Project

Mr. Gillingham,

In response to your request for additional information concerning my plans for the houses from the project above, it is our intent to include all new electrical, plumbing, heating and/or cooling systems. Inspections and structural corrections are to be made as needed.

We will be including new sheetrock throughout each house plus new windows, doors, siding, and roofs. Kitchens and baths will be upgraded and modernized including cabinets and fixtures.

All local fire codes and health codes for sewer or septic systems will be met for each agency governing such activity.

We feel this communication should be sufficient for a decision to be made as to whether to release the houses or not. A more detailed list would depend on the individual house inspection.

Please let me know your decision by 4:00 p.m. on Friday, August 28. Again, please keep in mind that time is of the essence, and if this decision is delayed much longer, I will no longer have the option of accepting the houses in lieu of monetary compensation.

Sincerely,



Glenn Messagar

END

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE ONE MONTH ENDED JANUARY 31, 1992
(UNAUDITED)

| | CURRENT MONTH | YEAR TO DATE | 1992 BUDGET | REMAINING BUDGET |
|----------------------|------------------|-----------------|------------------|---------------------|
| Dwelling rent | \$16,787 | \$16,787 | \$265,000 | \$248,213 |
| Non-dwelling rent | 561 | 561 | 6,480 | 5,919 |
| Other project income | 8 | 8 | 1,200 | 1,192 |
| Interest income | 230 | 230 | 4,500 | 4,270 |
| Total revenues | <u>\$17,586</u> | <u>\$17,586</u> | <u>\$277,180</u> | <u>\$259,594</u> |

STATEMENT OF EXPENDITURES
FOR THE ONE MONTH ENDED JANUARY 31, 1992
(UNAUDITED)

| | CURRENT MONTH | YEAR TO DATE | 1992 BUDGET | REMAINING BUDGET |
|--------------------------|------------------|-----------------|------------------|---------------------|
| Management salaries | \$ 2,684 | \$ 2,684 | \$ 35,200 | \$ 32,516 |
| RM & R salaries | 2,795 | 2,795 | 36,740 | 33,945 |
| Electricity | 550 | 550 | 8,500 | 7,950 |
| Unemployment tax | | | 2,250 | 2,250 |
| State retirement & FICA | 915 | 915 | 11,899 | 10,984 |
| Other management expense | 276 | 276 | 8,000 | 7,724 |
| Water, irrigation | | | 1,850 | 1,850 |
| Insurance - Blue Cross | 1,064 | 1,064 | 14,236 | 13,172 |
| Insurance - other | 2,024 | 2,024 | 18,200 | 16,176 |
| Legal and accounting | 227 | 227 | 8,750 | 8,523 |
| Repairs and maintenance | 2,941 | 2,941 | 42,926 | 39,985 |
| RM & R contract labor | 600 | 600 | 13,720 | 13,120 |
| Debt retirement | | | 30,753 | 30,753 |
| Debt reserve | 23,496 | 23,496 | 44,156 | 20,660 |
| Bank charges | 46 | 46 | | (46) |
| Total expenditures | <u>\$37,618</u> | <u>\$37,618</u> | <u>\$277,180</u> | <u>\$239,562</u> |

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE TWO MONTHS ENDED FEBRUARY 28, 1992
(UNAUDITED)

| | CURRENT MONTH | YEAR TO DATE | 1992 BUDGET | REMAINING BUDGET |
|-----------------------|------------------|-----------------|------------------|---------------------|
| Dwelling rent | \$17,648 | \$34,435 | \$265,000 | \$230,565 |
| Non-dwelling rent | 561 | 1,122 | 6,480 | 5,358 |
| Other project income | | 8 | 1,200 | 1,192 |
| Interest income | | 230 | 4,500 | 4,270 |
| Total revenues | \$18,209 | \$35,795 | \$277,180 | \$241,385 |

STATEMENT OF EXPENDITURES
FOR THE TWO MONTHS ENDED FEBRUARY 28, 1992
(UNAUDITED)

| | CURRENT MONTH | YEAR TO DATE | 1992 BUDGET | REMAINING BUDGET |
|---------------------------|------------------|-----------------|------------------|---------------------|
| Management salaries | \$ 2,542 | \$ 5,226 | \$ 35,200 | \$ 29,974 |
| RM & R salaries | 2,469 | 5,264 | 36,740 | 31,476 |
| Electricity | 548 | 1,098 | 8,500 | 7,402 |
| Unemployment tax | | | 2,250 | 2,250 |
| State retirement & FICA | 800 | 1,715 | 11,899 | 10,184 |
| Other management expense | 555 | 831 | 8,000 | 7,169 |
| Water, irrigation | 855 | 855 | 1,850 | 995 |
| Insurance - Blue Cross | 1,032 | 2,096 | 14,236 | 12,140 |
| Insurance - other | 1,188 | 3,212 | 18,200 | 14,988 |
| Legal and accounting | 541 | 768 | 8,750 | 7,982 |
| Repairs and maintenance | 2,442 | 5,383 | 42,926 | 37,543 |
| RM & R contract labor | 600 | 1,200 | 13,720 | 12,520 |
| Debt retirement | | | 30,753 | 30,753 |
| Debt reserve | | 23,496 | 44,156 | 20,660 |
| Bank charges | 2 | 48 | | (48) |
| Total expenditures | \$13,574 | \$51,192 | \$277,180 | \$225,988 |

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE THREE MONTHS ENDED APRIL 3, 1992
(UNAUDITED)

| | CURRENT MONTH | YEAR TO DATE | 1992 BUDGET | REMAINING BUDGET |
|----------------------|------------------|-----------------|------------------|---------------------|
| Dwelling rent | \$23,575 | \$58,010 | \$265,000 | \$206,990 |
| Non-dwelling rent | 561 | 1,683 | 6,480 | 4,797 |
| Other project income | | 8 | 1,200 | 1,192 |
| Interest income | 1,362 | 1,592 | 4,500 | 2,908 |
| Total revenues | <u>\$25,498</u> | <u>\$61,293</u> | <u>\$277,180</u> | <u>\$215,887</u> |

STATEMENT OF EXPENDITURES
FOR THE THREE MONTHS ENDED APRIL 3, 1992
(UNAUDITED)

| | CURRENT MONTH | YEAR TO DATE | 1992 BUDGET | REMAINING BUDGET |
|--------------------------|------------------|-----------------|------------------|---------------------|
| Management salaries | \$ 3,167 | \$ 8,393 | \$ 35,200 | \$ 26,807 |
| RM & R salaries | 4,003 | 9,267 | 36,740 | 27,473 |
| Electricity | 477 | 1,575 | 8,500 | 6,925 |
| Unemployment tax | 668 | 668 | 2,250 | 1,582 |
| State retirement & FICA | 1,122 | 2,837 | 11,899 | 9,062 |
| Other management expense | 468 | 1,299 | 8,000 | 6,701 |
| Water, irrigation | | 855 | 1,850 | 995 |
| Insurance - Blue Cross | 603 | 2,699 | 14,236 | 11,537 |
| Insurance - other | 1,485 | 4,697 | 18,200 | 13,503 |
| Legal and accounting | 89 | 857 | 8,750 | 7,893 |
| Repairs and maintenance | 15,881 | 21,264 | 42,926 | 21,662 |
| RM & R contract labor | 600 | 1,800 | 13,720 | 11,920 |
| Debt retirement | | | 30,753 | 30,753 |
| Debt reserve | | 23,496 | 44,156 | 20,660 |
| Bank charges | 85 | 133 | | (133) |
| Total expenditures | <u>\$28,648</u> | <u>\$79,840</u> | <u>\$277,180</u> | <u>\$197,340</u> |

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE FOUR MONTHS ENDED MAY 1, 1992
(UNAUDITED)

| | CURRENT MONTH | YEAR TO DATE | 1992 BUDGET | REMAINING BUDGET |
|-----------------------|------------------|------------------|------------------|---------------------|
| Dwelling rent | \$23,284 | \$ 81,294 | \$265,000 | \$183,706 |
| Non-dwelling rent | 540 | 2,223 | 6,480 | 4,257 |
| Other project income | 7 | 15 | 1,200 | 1,185 |
| Interest income | 202 | 1,794 | 4,500 | 2,706 |
| Total revenues | \$24,033 | \$ 85,326 | \$277,180 | \$191,854 |

STATEMENT OF EXPENDITURES
FOR THE FOUR MONTHS ENDED MAY 1, 1992
(UNAUDITED)

| | CURRENT MONTH | YEAR TO DATE | 1992 BUDGET | REMAINING BUDGET |
|---------------------------|------------------|------------------|------------------|---------------------|
| Management salaries | \$ 3,694 | \$ 12,087 | \$ 35,200 | \$ 23,113 |
| RM & R salaries | 3,403 | 12,670 | 36,740 | 24,070 |
| Electricity | 528 | 2,103 | 8,500 | 6,397 |
| Equipment | 1,050 | 1,050 | | (1,050) |
| Unemployment tax | | 668 | 2,250 | 1,582 |
| State retirement & FICA | 1,099 | 3,936 | 11,899 | 7,963 |
| Other management expense | 1,011 | 2,310 | 8,000 | 5,690 |
| Water, irrigation | | 855 | 1,850 | 995 |
| Insurance - Blue Cross | 1,032 | 3,731 | 14,236 | 10,505 |
| Insurance - other | 1,782 | 6,479 | 18,200 | 11,721 |
| Legal and accounting | 3,206 | 4,063 | 8,750 | 4,687 |
| Repairs and maintenance | 3,146 | 24,410 | 42,926 | 18,516 |
| RM & R contract labor | 700 | 2,500 | 13,720 | 11,220 |
| Debt retirement | | | 30,753 | 30,753 |
| Debt reserve | | 23,496 | 44,156 | 20,660 |
| Bank charges | 49 | 182 | | (182) |
| Total expenditures | \$20,700 | \$100,540 | \$277,180 | \$176,640 |

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE FIVE MONTHS ENDED MAY 29, 1992
(UNAUDITED)

| | CURRENT MONTH | YEAR TO DATE | 1992 BUDGET | REMAINING BUDGET |
|----------------------|------------------|------------------|------------------|---------------------|
| Dwelling rent | \$28,013 | \$109,307 | \$265,000 | \$155,693 |
| Non-dwelling rent | 540 | 2,763 | 6,480 | 3,717 |
| Other project income | 55 | 70 | 1,200 | 1,130 |
| Interest income | | 1,794 | 4,500 | 2,706 |
| Total revenues | <u>\$28,608</u> | <u>\$113,934</u> | <u>\$277,180</u> | <u>\$163,246</u> |

STATEMENT OF EXPENDITURES
FOR THE FIVE MONTHS ENDED MAY 29, 1992
(UNAUDITED)

| | CURRENT MONTH | YEAR TO DATE | 1992 BUDGET | REMAINING BUDGET |
|--------------------------|------------------|------------------|------------------|---------------------|
| Management salaries | \$ 2,781 | \$ 14,868 | \$ 35,200 | \$ 20,332 |
| RM & R salaries | 3,962 | 16,632 | 36,740 | 20,108 |
| Electricity | 640 | 2,743 | 8,500 | 5,757 |
| Equipment | 3,015 | 4,065 | | (4,065) |
| Unemployment tax | | 668 | 2,250 | 1,582 |
| State retirement & FICA | 1,066 | 5,002 | 11,899 | 6,897 |
| Other management expense | 1,348 | 3,658 | 8,000 | 4,342 |
| Water, irrigation | | 855 | 1,850 | 995 |
| Insurance - Blue Cross | 1,692 | 5,423 | 14,236 | 8,813 |
| Insurance - other | 1,188 | 7,667 | 18,200 | 10,533 |
| Legal and accounting | 869 | 4,932 | 8,750 | 3,818 |
| Repairs and maintenance | 4,386 | 28,796 | 42,926 | 14,130 |
| RM & R contract labor | 700 | 3,200 | 13,720 | 10,520 |
| Debt retirement | | | 30,753 | 30,753 |
| Debt reserve | | 23,496 | 44,156 | 20,660 |
| Bank charges | 52 | 234 | | (234) |
| Total expenditures | <u>\$21,699</u> | <u>\$122,239</u> | <u>\$277,180</u> | <u>\$154,941</u> |

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE SIX MONTHS ENDED JULY 3, 1992
(UNAUDITED)

| | CURRENT MONTH | YEAR TO DATE | 1992 BUDGET | REMAINING BUDGET |
|-----------------------|------------------|------------------|------------------|---------------------|
| Dwelling rent | \$31,663 | \$140,970 | \$265,000 | \$ 124,030 |
| Non-dwelling rent | 540 | 3,303 | 6,480 | 3,177 |
| Other project income | | 70 | 1,200 | 1,130 |
| Interest income | 1,302 | 3,096 | 4,500 | 1,404 |
| Total revenues | \$33,505 | \$147,439 | \$277,180 | \$129,741 |

STATEMENT OF EXPENDITURES
FOR THE SIX MONTHS ENDED JULY 3, 1992
(UNAUDITED)

| | CURRENT MONTH | YEAR TO DATE | 1992 BUDGET | REMAINING BUDGET |
|---------------------------|------------------|------------------|------------------|---------------------|
| Management salaries | \$ 4,112 | \$ 18,980 | \$ 35,200 | \$ 16,220 |
| RM & R salaries | 3,465 | 20,097 | 36,740 | 16,643 |
| Electricity | 486 | 3,229 | 8,500 | 5,271 |
| Unemployment tax | 739 | 1,407 | 2,250 | 843 |
| State retirement & FICA | 1,241 | 6,243 | 11,899 | 5,656 |
| Other management expense | 836 | 4,494 | 8,000 | 3,506 |
| Water, irrigation | | 855 | 1,850 | 995 |
| Insurance - Blue Cross | 1,329 | 6,752 | 14,236 | 7,484 |
| Insurance - other | 1,485 | 9,152 | 18,200 | 9,048 |
| Legal and accounting | 673 | 5,605 | 8,750 | 3,145 |
| Repairs and maintenance | 2,711 | 31,507 | 42,926 | 11,419 |
| RM & R contract labor | 700 | 3,900 | 13,720 | 9,820 |
| Debt retirement | | | 30,753 | 30,753 |
| Debt reserve | | 23,496 | 44,156 | 20,660 |
| Bank charges | 193 | 427 | | (427) |
| Equipment | | 4,065 | | (4,065) |
| Total expenditures | \$17,970 | \$140,209 | \$277,180 | \$136,971 |

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE SIX MONTHS ENDED JULY 3, 1992

CONSTRUCTION COSTS - REIMBURSABLE:

| <u>Check Date</u> | <u>Description</u> | <u>Amount</u> |
|-----------------------|-----------------------------------------------------------------------------------------|---------------------------------|
| 3-9-92 | Aqua-Aerobic Systems, Inc. 5 HP Aqua Jet Aerator Anti-erosion Assembly Freight | \$ 4,440.00 230.00 350.00 |
| 3-10-92 | B & A Engineers, Inc. Site Survey | 4,000.00 |
| 4-10-92 | Idaho Press Tribune Advertise for Bids | 66.00 |
| 4-23-92 | NW Bridge & Tank - Deposit Work on Elevated Water Storage Tank | 5,000.00 |
| 4-8-92 | Idaho Press Tribune - Advertise | 66.00 |
| 4-28-92 | Idaho Statesman - Advertise | 114.00 |
| 4-30-92 | Materials Testing Corp. Daily Inspection Summary | 2,619.53 |
| 5-5-92 | NW Bridge & Tank Balance on Storage Tank | 30,648.00 |
| 5-5-92 | Holladay Engineering Water Tank Review | 371.50 |
| 5-26-92 | Consolidated Supply | 97.50 |
| 6-10-92 | Alchem Lab | 75.90 |
| 6-10-92 | Holladay Engineering Water Tank & System Review | 623.25 |
| 6-10-92 | Idaho Statesman - Advertise | 84.00 |
| 7-10-92 | Gigray, Miller - Legal | 45.00 |
| 7-10-92 | Holladay Engineering Water Tank Review | 1,271.00 |
| 7-10-92 | Idaho Power - 60 Unit Service | 2,771.00 |
| 7-10-92 | JUB Engineering Time & Materials | 501.07 |
| 7-10-92 | Twin Cities Electric Install Meters @ Sewage Plant | 239.82 |

HOUSING AUTHORITY OF THE CITY OF CALDWELL

STATEMENT OF CONSTRUCTION EXPENDITURES
FOR THE SIX MONTHS ENDED JULY 3, 1992

CONSTRUCTION COSTS - REIMBURSABLE (CONTINUED):

| <u>Check Date</u> | <u>Description</u> | <u>Amount</u> |
|-----------------------|---------------------------------|--------------------|
| 7-10-92 | Alchem Lab Effluent Analysis | \$ <u>652.00</u> |
| | Total | <u>\$54,265.57</u> |

BUILDINGS UNDER CONSTRUCTION:

| | | | |
|---------|--------------------|--------------------------|---------------------|
| 5-11-92 | Crowder Associates | Architectural Services | \$ 81,801.00 |
| 5-15-92 | West One Bank | Interim Financing Fee | 1,000.00 |
| 6-3-92 | The Russell Corp. | Site Work | 112,950.00 |
| 6-30-92 | The Russell Corp. | Site Work & Construction | <u>198,249.00</u> |
| | Total | | <u>\$394,000.00</u> |

CONTRIBUTIONS AND EXPENDITURES:

| | | | |
|---------|-------------------------------|--------------------------------------------------|-------------------|
| 1-1-92 | First Interstate Bank | Contribution to Purchase Playground Equipment | \$ 500.00 |
| 5-28-92 | U.S. West Communica- tions | Contribution to Purchase Playground Equipment | 5,000.00 |
| 6-16-92 | Ron Hills | Basketball Court Expense | <u>(25.20)</u> |
| | Balance | | <u>\$5,474.80</u> |



**CROWDER ASSOCIATES
ARCHITECTURE & PLANNING**

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

INSPECTION NO.: SEVENTEEN
PROJECT: CALDWELL HOUSING AUTHORITY
LOCATION: CALDWELL, IDAHO
DATE: AUGUST 16, 1992
TIME: 10:30 A.M.
WORK ON SCHEDULE: YES
WEATHER CONDITIONS: CLEAR, 85 DEGREES
PRESENT ON SITE:

WORK WAS STOPPED FOR THE WEEKEND

WORK IN PROGRESS: BLDG. B-1 BUILDING READY FOR MECHANICAL
ELECTRICAL ROUGH-IN; ROOF DRY SHEETED;
WINDOWS HUNG; PATIOS POURED
BLDG. B-2 INTERIOR TEXTURING COMPLETE, READY
FOR INTERIOR PAINT; EXTERIOR SIDING PAINTED
BLDG. B-3 SHEETROCKING IS IN PROGRESS;
EXTERIOR PAINTING HAS BEGUN *** WRONG COLOR
HAS BEEN USED; CORRECTION WILL BE REQUIRED
***; SHINGLES STOCKED *** CONTRACTOR TO
VERIFY THAT APPROPRIATE SHINGLE COLOR HAS
BEEN STOCKED.
BLDG. B-4 PLUMBING & ELECTRICAL ROUGH-IN HAS
BEGUN; HURRICANE CLIPS ARE NOT YET IN PLACE;
FLASHING FOR LOW ROOFS NOT YET IN PLACE; ALL
PATIOS HAVE BEEN POURED
BLDG. B-5 PLUMBING AND ELECTRICAL ROUGH-IN
COMPLETE; INSULATION AND VAPOR BARRIER IN
PLACE; BACKING IN PLACE AS REQUIRED; PATIOS
HAVE BEEN POURED; ROOFING COMPLETE.

COMPLEX A:

BLDG. A-1 FRAMING INTERIOR WALLS
BLDG. A-2 TRUSSES SET; ANCHORS NOT YET IN
PLACE ON TRUSSES OR ON GABLE ENDS.
BLDG. A-3 EXTERIOR WALLS FRAMED; INTERIORS
IN PROGRESS
BLDG. A-4 WINDOWS SET; SIDING IN PROGRESS
BLDG. A-5 FRAMING PROGRESSING ; SIDING INSTALLED

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

BLDG. C-3 FOOTING AND FOUNDATION POURED;
PLUMBING IN PROGRESS
BLDG. C-5 FOOTING/FOUNDATION IN PLACE, READY
FOR BACKFILL.

MASONRY BUILDINGS: REMOVAL OF EXISTING
ROOFING AND REROOFING HAS BEGUN.

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) TEMPERED GLASS HAS BEEN CORRECTED AT ALL BUT ONE UNIT; UNIT NO. 218 HAS NOT YET BEEN CORRECTED. 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.

3) EXTERIOR SIDING AT COMPLEX B IS TO BE A SINGLE COLOR. CONTRACTOR TO VERIFY ALL EXTERIOR COLORS FOR EACH BUILDING SITE. COLORS TO BE CORRECTED TO CONFORM WITH APPROVED COLOR SCHEDULE.

4) AT COMPLEX A, QUALITY OF FRAMING IS NOT EQUAL TO COMPLEX B. CONTRACTOR TO ASSURE THAT HEADERS, TRIMMERS, ETC ARE FIT TIGHTLY. CONTRACTOR TO PROVIDE HARDWOOD SHIMS WHERE FIT IS NOT TIGHT.

5) ASSURE THAT HANDICAPPED UNIT AT COMPLEX A IS MODIFIED AS REQUIRED FOR HANDICAPPED UNITS; VERIFY DRAWINGS FOR DOOR SIZES, MOUNTING HEIGHTS, AND SIMILAR DIFFERENCES AT HANDICAPPED UNITS.

6) IT WAS NOTED THAT WHERE STUDS AT PARTY WALLS HAVE BEEN REMOVED TO ALLOW ACCESS BETWEEN UNITS, STUDS ARE NOT REINSTALLED PRIOR TO INSULATING. ASSURE THAT STUDS ARE REPLACED PRIOR TO INSTALLATION OF GYP. BD.

INSPECTION NO. SEVENTEEN (continued)
Page 3 of 3

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 CENTS 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

A handwritten signature in black ink, appearing to be 'Ray Smith', written in a cursive style.

Office of the



Sheriff

Canyon County

GARY W. PUTMAN
Sheriff

1115 Albany Street
Caldwell, Idaho 83605
(208) 454-7531

August 14, 1992

TO: DAVID LINDEN

FROM: GARY W. PUTMAN
SHERIFF
CANYON COUNTY
SHERIFF'S OFFICE
CANYON COUNTY
IDAHO

David Linden
Housing Authority of Caldwell
Farmway Road

Dear David;

Lieutenant Chris Smith, of the Canyon County Sheriff's Office, has informed me that the housing authority of Caldwell has expressed an interest in subsidizing a deputy's housing.

Should this occur, I will make every effort to retain the services of a bilingual deputy of hispanic extraction to reside at the Farmway Village.

Further details may have to be discussed and resolved as our office would of course require that said deputy be assigned to regular duties. I would expect that you would want to make an arrangement wherein should he be required to work additional hours, because of housing authority concerns, your subsidy would be taken in consideration thereof.

In short, I am sure that this proposal can be worked out for the benefit for all concerned without an increase in overtime costs for this county.

Sincerely,

Gary W. Putman
Canyon County Sheriff

GWP;jy