

Minutes
6-1-92

Vice

Shes & Cravden

Old Apartments Architect noticed the deterioration of the Blocks & Roofing. He recommends a complete new roof ~~on a new~~ for apt with no occupancy during the winter.

Soil for Construction: The soil is very powdery. With a slab on grade construction more steel will be required. Commissioners agreed to additional material for change.

Change Order #2 Concerning the water to the construction site. A change to AWWAC 900 + Fittings are needed, ~~also~~ and change in the slope for main water line.

~~Change Order #2~~

Motion made by Tom's byline & seconded by Lew Kerfoot to approve the above 2 changes. Motion carried

Building Permit: almost double the cost
of the mining permit prompted Russell to ask
us to share cost. Motion by Lew Kefauver and
seconded by Camto Lopez to share \$5000 ~~ea~~
with Russell upon PMA approval for B.P. cost.
Motion carried.

Colors
Colors chosen
Old apartments Painted. Colors chosen
are Earthenware; Charly Brown
Teakwood + Apple Cedar. Commissioner
Choose as well the wood finish for cabinet
color.

No further

COMMISSIONERS MEETING 6/11/92

A G E N D A

1. FOR YOUR INFORMATION:
 - (a) Building schedule
 - (b) Architect's inspection #4 & 5
 - (c) Engineer's report on our fresh water system

2. Architect's questions:
 - (a) Apartment needs...
 - (b) Soil problems...
 - (c) What color should we paint apt's?

3. Change Order from DEQ

Commissioners Mtg
6-11-92

1. Apt on Apt Roof
(deteriorating).

Recommendation: via Architect
Remove roofing
Recoat w/ epoxy

winter occupancy crucial
solution depends on it.

Date: for open + closing
~~to 11-1~~
3-1

If not enough water + winter
capacity -
(solution is wintering apts)

2. Soil: Slab on grade construction

Powdery soil requires more
steel = commission agreed
to change

Cont. Corn Mtg. 6-1-92

3. ~~paint~~ Change order #1
Maintenance ~~type change~~
①. ~~diff type material for water.~~
(To AWWAC 900 & fittings)
②. ~~diff. slope on waste pipe~~
- Change Order #2 slope & water main
Motion Moved: Carol 1
Lee 2 Motion carried

4. Building Permit / extra cost of
Split cost 5000⁰⁰
with Contractor — based upon FWH approval
① Lee
② Carol carried

5. Paint. Earthtone, Chandy Brown
Teakwood apple Cider

6. Commence chose wood finished cabinet
color for project

Minutes
6-29-92

Jay Southern Vice Chair Person
Others: Tony Thompson Sr. Lew Lopez

Landscaping. Mr. Thompson Sr gave us his view of setting up landscaping. Contract would provide Henry roughly 45% of gross & we pay the utilities. Thompson's would insure the machines & repair them. Machines will be Special Order & J.E.

Change Order #4 A change ~~for the~~ ~~amount of foundation~~ modify typical foundation detail on each building. Motion made by Lew & second by Camilo Lopez to approve the above changes. Motion carried.

Resolution that interim financing be increased by \$150,000 and that the Vice Chairman be authorized to sign necessary amendments. Lew Herpold made a motion seconded by Camilo Lopez to approve above resolution. Motion carried.

Architect Payment

A Motion to approve partial payment of \$387⁰⁰ was made by Cante Lyon and seconded by Lew Kerfoot. Motion carried.

Change Order a motion made by Lew Kerfoot and seconded by Cante Lyon to pay another \$420⁰⁰ for asbestos removal from granite buildings behind the office. Motion carried.

Change Order #5 Motion made by Lew Kerfoot and seconded by Cante Lyon to spend \$8,842 for "Structurwood" a 1/4" strand ~~underlayment~~ underlayment over sub floor, to qualify for ~~manufacturer's~~ manufacturer's one year warranty. Motion carried.

COMMISSIONERS MEETING

6/29/92

A G E N D A

1. Toby Thompson Jr. --- Details for Laundromat; Insurance, onsite personnel
2. How to use remaining grant funds:
 - A. Jay Smithman figures
 - B. Priorities? Houses - Apt's
 - C. FmHA wants itemized list for funds
 - D. Capacity of lagoon - fresh water
 - E. Paint Store and Library?
3. FmHA concerns for desposal of present houses:
 - A. HAC liability for houses if sold in place of being demolished
4. Russell Cooperation draw:
 - A. We need an amendment in iterim financing to increase from \$394.000 to \$550.000 to provide the amount for draw. This is an increase of \$156.000.
 - B. Crowder's inspection report
4. Colors for new construction (extior) (*Exterior*)
5. Charges from Idaho Power
 - A. Details from Dave
6. Financial report

Commissioner Mtg.

C-29-92

Present:

Low

Davies

Loper

1. Thompson SR. Gave his view on
on setting up laundromat.
Reset ~~machines~~ machines in same
space -

Vandelin could break
contract -

45% of gross to us + utilities

~~They~~
Vandelin etc
insurance

(propane)?

Machines: speed Queen
GE

Based on 16 units

2. Figures 8-6 (5 BRs)

3. Russell should show HHC that it
is correct what they want.

4. Change Order. Foundation Change

X

Amount
1. Lee
2. Camillo
motioned carried

5. Resolution that interim financing be increased by 150,000. that VCC-Chairman be authorized to sign necessary instruments

X

1. Lee
2. Camillo
motion: carried.

6. Motion approval of ~~partial~~ partial 5,309.⁰⁰ payment to architect
↑ of

X

1. ~~Camillo~~ Camillo
2. Lee

7. Change order for asbestos 420.⁰⁰

X

A. Removal - 1. Lee
B. closer 2. Camillo

carried.

X 8. ~~Financial Report~~

Page three

9. Change Order #5 \$ 8842

adding floor covering

1/4" thick layer

OSB board

low

condition

To obtain warranty

motion carried

10. Toilet Bath Replacement

Thompsons, INC.

1707 BROADWAY • BOISE, IDAHO 83706
PHONE (208) 344-5179 OR FAX (208) 344-5195

July 7, 1992

Mr. Dave Linden
P.O. Box 70
Caldwell, ID 83606

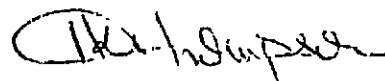
Dear Mr. Linden:

The following is enclosed for your information:

1. Tentative installation contract with addendum.
2. Copy of our original proposal.
3. Suggested revised laundry room layout.
4. Credit amount from Russell Corporation due to you if Thompsons Incorporated provides laundry equipment is \$16,644.10 not including sales tax if applicable.
5. Proposed laundry equipment brochures.

If you have any questions or need more information, please let me know. These documents are proposals only, and are subject to any revisions you deem necessary.

Sincerely,



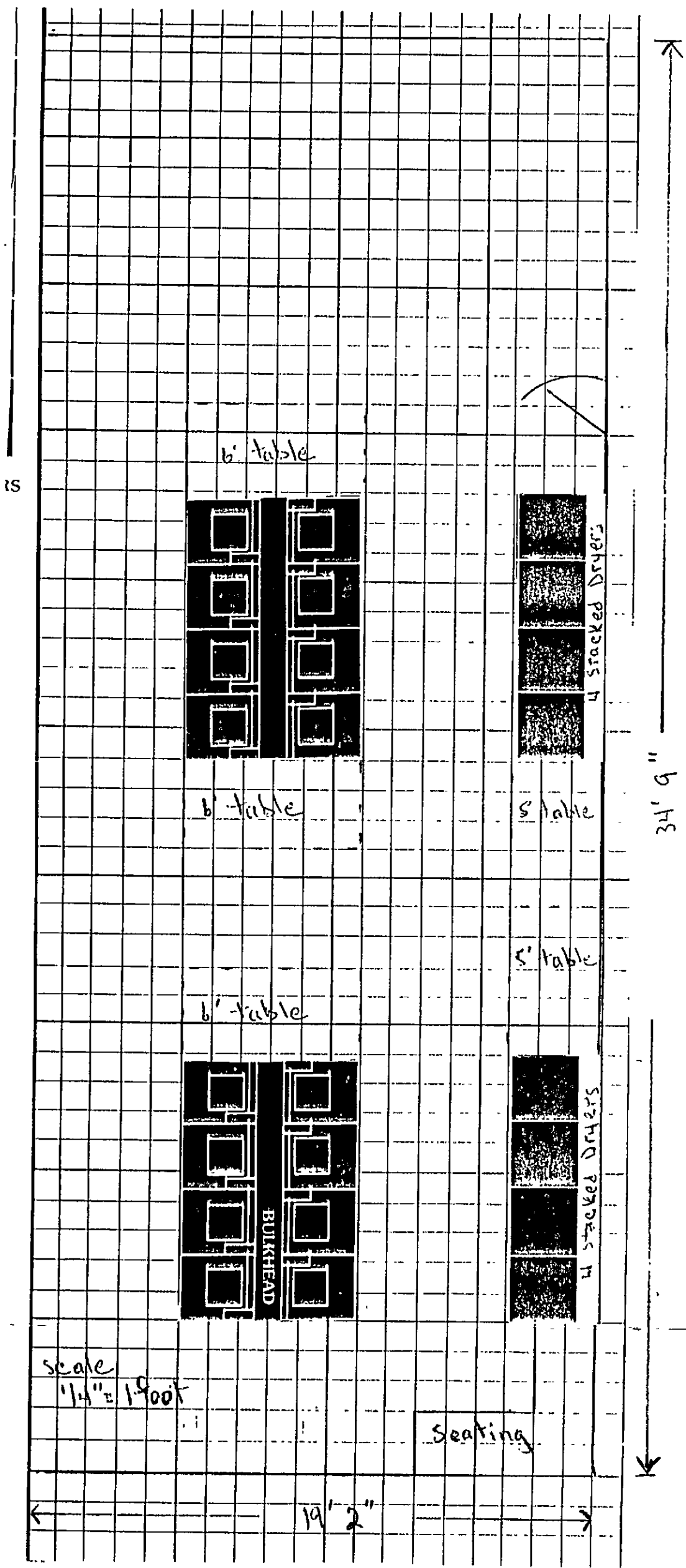
Tobe K. Thompson

TKT/ks

Enclosures

LAUNDRY EQUIPMENT & SUPPLIES
COIN-OP INDUSTRIAL RESIDENTIAL
Sales • Service • Rentals • Revenue Sharing

Caldwell
Migrant
Housing
Project



scale
1/4" = 1 foot

19' 2"

34' 9"

459-2232

April 16, 1992

Mr. Dave Linden
P.O. Box 70
Caldwell, ID 83606

Dear Mr. Linden:

In consideration of a five year exclusive right to provide coin-operated laundry equipment at the Farm Labor Housing Project, Thompsons Incorporated propose as follows:

- A. EQUIPMENT - New commercial coin-operated dryers and washers will be installed. Equipment quantities, type and color will be your choice. Audit units may be specified.
- B. REMUNERATION - Based on a 75 cent washer and 50 cent dryer vend price, you will receive an amount equal to forty-five percent of the gross monthly income obtained from the equipment.

Collections will be made during normal business hours as a courtesy to your tenants and on site management. At your option, the revenue receipts may be counted in the presence of your managers. We can split the cash at that time, or a check for your percentage will be mailed.
- C. SERVICE - All service and repair on the equipment will be the obligation of our company. A telephone service number will be placed on each machine so tenants may dial us direct, thus eliminating calls to you or your on site management. Calls are accepted on a twenty-four hour, seven day week basis.
- D. INSURANCE - A liability policy will be provided by Thompsons Incorporated to cover units installed.

Mr. Dave Linden
April 16, 1992
Page Two

- E. TAXES - All tax liabilities incurred on the laundry equipment will be paid by Thompsons Incorporated.
- F. REFUNDS - Any and all refunds shall be the obligation of Thompsons Incorporated.

I appreciate the opportunity to be of service and to work with you. If I may be of further assistance, please do not hesitate to let me know.

Sincerely,

Tobe R. Thompson

TRT/ks

FARNHAY VILLAGE PROJECT
 CALDWELL HOUSING AUTHORITY
 Information for budget revision
 Prepared for Board of Directors Meeting, 08 July, 1992

FUNDS AVAILABLE:

LOAN	\$394,000.00
GRANT	\$3,544,045.00
TOTAL	\$3,938,045.00

EXPENDITURES AND COMMITMENTS

CONSTRUCTION BID	\$2,726,700.00
APPLIANCE SAVINGS	\$-18,000.00
IDAH0 POWER REBATE	\$-20,000.00
ASBESTOS REMOVAL	\$61,860.00
CHANGE ORDERS	\$179,649.00
SEWER, WATER REPAIR,	
ASBESTOS TEST	\$60,000.00
ARCHITECTURAL	\$90,000.00
OTHER SERVICES	\$45,000.00
INTERIM FINANCING	\$10,000.00
CONTINGENCY	\$93,849.00
2% OPERATING FUND	\$77,216.56
TOTAL	\$3,306,274.56

*Laudromat
 God sense*

BALANCE REMAINING \$631,770.44

ESTIMATED COST 4 BR UNITS: \$50,000.00 EACH
 ESTIMATED COST 5 BR UNITS: \$56,000.00 EACH

8 4-BR UNITS \$400,000.00
 4 5-BR UNITS \$224,000.00
12

ENDING BALANCE \$7,770.44

STATEMENT OF BUDGET AND CASH FLOW

All numbers unless specified are annual figures

Name of Borrower: Housing Authority of the City of Caldwell
 Address: P.O.Box 70
 Project Location: Canyon County, Idaho
 Type of Loan: RRH 515/516
 Term: 33 Years
 Interest Rate: .01
 Loan Amount: 394,000
 Grant Amount: 3,544,045

1. Total Operations and Maintenance Expense	232,010
2. Transfer to Reserve	49,380
3. FaHA Payment	27,260
4. Authorized Capital Improvements	0
5. Other Authorized Payments	0
6. Other Authorized Debt Payments	
7. Other (Specify)	
B. Total Cash Needed	308,650

2 BR	112	Units @ \$	185.00 Per Mo.	Equals \$	248,640 Per Year	50% Vacancy	124,320
2 BR	9	Units @ \$	210.00 Per Mo.	Equals \$	22,680 Per Year	10% Vacancy	20,412
3 BR	42	Units @ \$	230.00 Per Mo.	Equals \$	115,920 Per Year	10% Vacancy	104,328
4 BR	17	Units @ \$	250.00 Per Mo.	Equals \$	51,000 Per Year	10% Vacancy	45,900
5 BR	4	Units @ \$	270.00 Per Mo.	Equals \$	12,960 Per Year	10% Vacancy	11,664
		Non-Dwelling Rent			6,732 Per year		6,732
				Gross Rents	457,932		
				Gross Vac.	144,576		
Total Rental Income					313,356	Total Income	313,356

8. Balance Remaining After Expenses 4,706

OCCUPANCY PROJECTION

Prepared by the State Economic Opportunity Office
For the Board of Commissioners
Housing Authority of the City of Caldwell
July 8, 1992

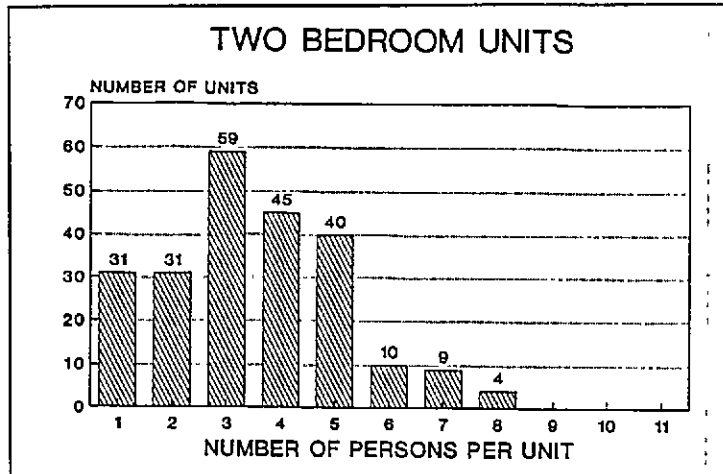
The purpose of this report is to provide information to the Board of Commissioners of the Housing Authority of the City of Caldwell and to the Farmers Home Administration regarding the need for additional apartment units at the Farmway Village Housing Project. The existing project, which is presently under construction, will consist of 9 two-bedroom apartments, 42 three-bedroom apartments and 9 four-bedroom apartments. Because of the favorable construction bids submitted, the Housing Authority has the opportunity to expand the original scope of the project. This report will examine the existing pattern of occupancy and project future need as possible in the Caldwell market area.

There are presently three Farm Labor Camps operating in the Caldwell market area. The smallest of the three camps is the Marsing Labor Camp with 25 two-bedroom units and 15 three-bedroom units for a total of 40 rentals. In Wilder, the Chula Vista projects consist of 90 two-bedroom rentals and 30 three-bedroom rentals for a total of 120 units. The Farmway Village Housing Project, located just outside Caldwell, presently consists of 112 two-bedroom apartment units and 46 two-bedroom small houses. The construction project that is currently underway will remove the 46 homes and replace them with the 60 apartment units mentioned previously. The end result of the present construction plus the existing rentals will give the Farmway Village Project a total of 172 units.

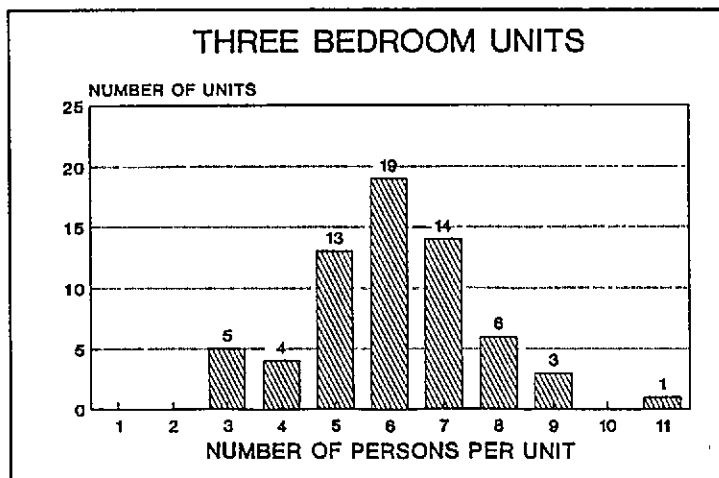
Information received from the District Farmers Home Administration Office in Caldwell regarding the occupancy at the three locations indicate that there are situations of overcrowding. The information that was available did give occupancy figures but did not indicate the age and gender mix of the families using the rentals. Without this information, exact needs cannot be projected regarding the existing populations at the three sites.

The two graphs that are included in this report show the occupancy figures for the three farm labor housing sites as reported to the Farmers Home Administration on June 1, 1992. A certain amount of assumptions can be made from these figures. Realizing that few if any of the existing bedrooms will exceed 120 square feet in size, the maximum occupancy for each bedroom should be considered two individuals; either a married couple or two children of the same sex. This would then indicate that a two-bedroom unit should have no more than four occupants, a three-bedroom should have no more than six occupants and a four bedroom should have no more than eight occupants.

There are most likely situations where families with a mixture of boys and girls would need more bedrooms than a household where all of the children were of the same sex. An example of this would be a family of six including a married couple, three boys and one girl. With a maximum of two individual to a room this situation would require a bedroom for the married couple, one bedroom for two of the boys, one for two of the girls and one bedroom each for the remaining boy and the girl for a total of four-bedrooms. Looking at the graph that displays the two-bedroom occupancy figures it can be assumed that all of the 63 households that consist of more than four individuals are suffering from overcrowding. It could also be assumed that the 13 households that exceed six member would be overcrowded in a three bedroom unit.



Using this same approach on the 294 rentals that are displayed on the two graphs we can state that there is a definite need for units in the 4 and 5 bedroom range. It can clearly be stated that at least 37 households presently need the larger sized units. It should also be noted that there is probably a significant percentage of families that are below six in size that will need more than three bedrooms.



The numbers shown on the two graphs do not reflect rentals outside the three labor camps. It should be assumed that there are a number of families living in Caldwell and the surrounding communities that are experiencing overcrowding and substandard living conditions. Attempts were made to obtain additional information regarding farmworker populations in the region but information regarding family size were not available.

The Board of Commissioners should also be aware that the plans for the new units include one large bedroom in each of the larger

units. These bedrooms will meet the Uniform Housing Code requirement for square footage to meet the needs of three individuals. This will allow the Housing Authority to allow a family with three children of the same sex to occupy one bedroom and reduce the need for additional bedrooms.

With the information that is available, it would appear that there is a presently a greater need for additional need for 4-bedroom units than for five-bedroom units. There are definitely families that will require five bedroom units but these families are an exception. It should also be noted that families that are of a size that would justify a five-bedroom unit would almost always have older children that would be leaving the home in the near future. With this in mind, I would recommend that the Board of Commissioners consider the addition of a maximum of 4 additional five-bedroom units be added to the project and utilize any remaining funds to increase the number of four-bedroom units.

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 CALDWELL HOUSING AUTHORITY
 Information for budget revision
 Prepared for Board of Directors Meeting, 08 July, 1992

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PAYMENT OR
STATEMENT

PAGE 1

WEST COMMUNICATIONS ©

BILL DATE: APR 04, 1992
ACCOUNT NUMBER: 208-459-2232-366B

ACCOUNT SUMMARY

D-114

PREVIOUS BILL \$153.42	PAYMENTS \$70.58	ADJUSTMENTS \$.00	PREVIOUS BALANCE DISREGARD IF PAID \$82.84
CURRENT CHARGES INCLUDING TAX			CURRENT CHARGES \$93.53
U S WEST COMMUNICATIONS		39.71	TOTAL AMOUNT DUE \$176.37
U S WEST COMM UNREGULATED		14.08	
U S WEST DIRECT		9.50	
AT&T		30.24	
TOTAL			\$93.53

COUNT
\$3

M NO. PD-18 B1

THE LONG DISTANCE CARRIER YOU HAVE SELECTED IS: AT&T

ACCOUNT DETAIL

MONTHLY SERVICE CHARGES	39.71
U S WEST COMMUNICATIONS TOTAL	\$39.71

MONTHLY SERVICE - APR 04 THRU MAY 03	34.36
CUSTOMER ACCESS SERVICE - INTERSTATE	5.35
U S WEST COMMUNICATIONS SUBTOTAL OF MONTHLY SERVICE CHARGES	\$39.71
U S WEST COMMUNICATIONS CURRENT CHARGES	\$39.71

AVOID UNPLEASANT AND COSTLY SURPRISES - CALL BEFORE YOU DIG!
CALL 1-800-342-1585 2 WORK DAYS IN ADVANCE FOR UNDERGROUND UTILITY LOCATION

FOR BILL AND ORDER INQUIRIES CALL 1-800-879-3600

Retain this portion for your records See reverse for information on this bill.

1542
(1-89)

Fred Marker Comments 6-26-92

1. Concern for FullHA + HAC Liability
2. If Commissioners agree to not demolish FullHA will ask their Gen. Council + will require a change order. (Sec 2.8.0 Cont)
3. A stock pile of construction material insured + secure
do there a night watchman.



**CROWDER ASSOCIATES
ARCHITECTURE & PLANNING**

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

INSPECTION NO.: SEVEN

PROJECT: CALDWELL HOUSING AUTHORITY

LOCATION: CALDWELL, IDAHO

DATE: JUNE 18, 1992

TIME: 1:00P.M.

WORK ON SCHEDULE: YES

WEATHER CONDITIONS: CLEAR, 85+ DEGREES

PRESENT ON SITE: GARY HAYNE, FRED MARKER
STAN JANES, TED PARROTT
TWO EQUIPMENT OPERATORS (backhoe)
TEN WORKERS (concrete placers & finishers,
plumbers)

WORK IN PROGRESS: BLDG. B-1 FORMS IN PLACE FOR ONE-HALF OF
FOUNDATION WALL
BLDG. B-2 READY FOR FLOOR SLAB TO BE POURED;
UNDERSLAB PLUMBING IN PLACE AND INSPECTED;
PERIMETER INSULATION IN PLACE; EXPANSION
JOINT IN PLACE; THICKENED SLAB PREPARED;
VAPOR BARRIER AND WIRE MESH IN PLACE.
BLDG. B-3 BACKFILLED; UNDERSLAB PLUMBING IN
PROGRESS
BLDG. B-4 FOUNDATION WALL POURED; READY FOR
BACKFILL
BLDG. B-5 FOUNDATIONS POURED.

BLDG A-2 FOOTINGS EXCAVATED
BLDG A-3 FOOTINGS EXCAVATED
BLDG A-4 FOOTING FORMED
BLDG A-5 FOOTINGS POURED

SITWORK - FENCES ERECTED AT LAGOON AND
WATER TOWER.

OBSERVATIONS: BUILDING FOOTINGS/FOUNDATIONS ARE BEING
CONSTRUCTED AS INDICATED ON SHEET X-1, REVISED DETAIL 1/A-3 WHICH
IS NOW BEING PROCESSED FOR INCLUSION IN A CHANGE ORDER.

NEW EXCAVATION IS CONTINUING USING TOOTHLESS BUCKET AS
RECOMMENDED BY STRUCTURAL ENGINEER. SOIL IS NOT TO BE COMPACTED
USED WHACKER OR SIMILAR COMPACTING SYSTEM.

ROUGH FRAMING MATERIALS ARE STORED ON-SITE. CONTRACTOR TO PROVIDE
PROTECTION FROM WEATHER

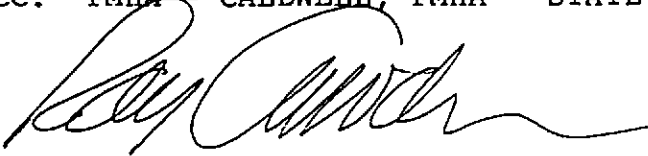
INSPECTION NO SEVEN
JUNE 18, 1992
PAGE 2

CONTRACTOR TO ASSURE THAT STEEL REINFORCEMENT AND WIRE MESH ARE LOCATED APPROPRIATELY WITHIN CONCRETE POURS. ASSURE THAT MESH IS PULLED UP INTO SLAB; AND THAT REINFORCING BAR IS NOT LOCATED EXCESSIVELY CLOSE TO EDGE OF FOUNDATION WALLS.

CONTRACTOR'S SECOND APPLICATION FOR PAYMENT IS EXPECTED EARLY NEXT WEEK. DRAW INSPECTION WILL BE SCHEDULED FOR LATE NEXT WEEK.

HAYNE, MARKER, JANES, PARROTT, AND CROWDER INSPECTED EXISTING MASONRY BUILDINGS TO ASSESS EXISTING ROOF CONDITIONS. SEVERAL OPTIONS FOR CORRECTION OF ROOF DETERIORATION WILL BE CONSIDERED.

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

A handwritten signature in black ink, appearing to be "Ray Carter", written over the typed text of the distribution list.



**CROWDER ASSOCIATES
ARCHITECTURE & PLANNING**

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

INSPECTION NO. EIGHT

PROJECT: CALDWELL HOUSING AUTHORITY
LOCATION: CALDWELL, IDAHO
DATE: JUNE 21, 1992
TIME: 10:00 A.M.
WORK ON SCHEDULE: YES
WEATHER CONDITIONS: CLEAR, 85+ DEGREES
PRESENT ON SITE: TED PARROTT
TWO EQUIPMENT OPERATORS (backhoe)
FIVE WORKERS

WORK IN PROGRESS: BLDG. B-1 FOUNDATIONS POURED
BLDG. B-2 SLAB POURED
BLDG. B-3 NEARLY READY FOR FLOOR SLAB;
PERIMETER INSULATION IN PLACE, BACKFILLED,
UNDERSLAB PLUMBING; VISQUEEN VAPOR BARRIER
IN PLACE, READY FOR PLACEMENT OF MESH.
BLDG. B-4 PERIMETER INSULATION IN PLACE;
BACKFILLING IN PROGRESS
BLDG. B-5 PERIMETER INSULATION IN PLACE

BLDG A-2 FOOTINGS EXCAVATED
BLDG A-3 FOOTINGS EXCAVATED
BLDG A-4 FOOTING FORMED
BLDG A-5 FOOTINGS POURED

SITWORK - FENCES ERECTED AT LAGOON AND
WATER TOWER.

OBSERVATIONS: WORK IS CONTINUING ON SITE. FIRST CONCRETE FLOOR
SLAB HAS BEEN POURED. FRAMING IS TO BEGIN LATER THIS WEEK ON
BUILDING NO. B-2.

NEW EXCAVATION IS CONTINUING USING TOOTHLESS BUCKET AS
RECOMMENDED BY STRUCTURAL ENGINEER. SOIL IS NOT TO BE COMPACTED
USED WHACKER OR SIMILAR COMPACTING SYSTEM.

ROUGH FRAMING MATERIALS ARE STORED ON-SITE. MATERIALS ARE NOT YET
PROTECTED FROM WEATHER CONDITIONS.

CONTRACTOR TO ASSURE THAT STEEL REINFORCEMENT AND WIRE MESH ARE
LOCATED APPROPRIATELY WITHIN CONCRETE POURS. ASSURE THAT MESH IS
PULLED UP INTO SLAB; AND THAT REINFORCING BAR IS NOT LOCATED
EXCESSIVELY CLOSE TO EDGE OF FOUNDATION WALLS.

CONSTRUCTION REPORT NO. EIGHT
PAGE 2

CONTRACTOR'S SECOND APPLICATION FOR PAYMENT IS EXPECTED BY WEDNESDAY. DRAW INSPECTION WILL BE SCHEDULED FOR LATER THIS WEEK.

CHANGE ORDERS NO. TWO, THREE AND FOUR HAVE BEEN ACCEPTED BY FMHA. A MEETING WILL BE HELD ON MONDAY, JUNE 29 TO CONSIDER CONTRACTOR'S SECOND REQUEST FOR PAYMENT, AND TO REVIEW CONDITION OF EXISTING MASONRY BUILDINGS.

ATTACHMENTS: TESTING RESULTS

ACTION REQUIRED: ARCHITECT WILL VERIFY REQUIREMENTS OF FIRE DEPARTMENT RE NEW FIRE HYDRANTS REQUIRED PRIOR TO OCCUPANCY.

CONTRACTOR TO COVER/PROTECT STORED MATERIALS
CONTRACTOR TO VERIFY ALL MATERIALS STORED ON
SITE PRIOR TO SUBMITTING INVOICE FOR PAYMENT

A handwritten signature in black ink, appearing to be 'R. Caldwell', is written over the text of the action required section.

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



May 15, 1992

Mr. David Linden
Housing Authority of the City of Caldwell
22730 Farmway
Caldwell, Idaho 83606

RE: Community Water and Sewer Construction
Farmway Village

Dear Mr. Linden:

DEQ has received and reviewed the water and sewer line plans developed by White Engineers and Crowder Associates Architects. We have the following comments.

1. The minimum grade for 6" sewer piping is 0.67%. The minimum grade for 8" sewer piping is 0.4%. Please adjust your grades to fit within these minimums.
2. Your 4" grades are less than the 1/4" per foot minimum grade. Due to the configuration of this project, however, you can utilize minimum grades as specified by the Caldwell Plumbing Inspector, but not less than 1/8" per foot.
3. The capacity of your water system must be shown to be sufficient for this project. If the buildings to be torn down are ever still on the system when the new units are also, then this system evaluation must prove capacity for all the buildings. Specifically, we need to know the flow of the pumps, the volume and height of the reservoir, all the line sizes, proposed water use (i.e. average daily flow, peak hourly flow, etc.) and calculations to show that the system is sufficient to deliver the needed water. This information may best come from Holladay Engineers or J-U-B Engineers.
4. The capacity of your wastewater treatment plant must also be shown to be of sufficient capacity to handle projected flows and still maintain sufficient treatment to meet wastewater treatment standards. I have discussed this matter with Bryan Donaldson at J-U-B and he is aware of our requirements.

Mr. David Linden
Page 2

Please have White Engineers resubmit (3) sets of plans and specifications with the changes discussed in items 1 & 2 above. Based on the approval of those plans, and the receipt and approval of the items 3 & 4 from other Engineers, we can approve the overall project for construction.

Please call 334-0550, or have your Engineers call if there are any questions.

Very truly yours,

K. Mark Mason

K. Mark Mason, P.E.
Water Quality Engineer

KMM:nlf

cc: Jerrold R. White, P.E., White Engineering
Fred Marker, Fm H A
Bryan Donaldson, P.E., J-U-B Engineers
Don Woolery, SWDHD
Mike Holladay, P.E., Holladay Engineering

OCCUPANCY

Apartments

Houses

		1990	1991
January	5	13	33
	12	13	31
	18	13	31
February	25	13	32
	1	12	32
	8	13	31
March	15	13	31
	22	13	33
	1	14	38
April	8	15	40
	15	23	45
	22	29	50
May	29	32	48
	5	34	60
	12	43	72
June	19	64	84
	26	75	87
	3	90	99
July	10	104	111
	17	111	112
	24	112	112
August	31	112	112
	7	112	112
	14	111	112
September	21	111	108
	28	112	112
	5	112	112
October	12	112	112
	19	112	109
	26	112	111
November	2	107	112
	9	110	111
	16	110	110
December	23	110	111
	30	109	110
	6	111	112
	13	111	112

- over -

	1990	1991
JANUARY	34	46
February	40	46
March	44	46
April	47	46
May	47	46
June	47	46
July	47	46
August	47	46
September	47	45
October	45	45
November	41	46
December	46	46
	<u>1991</u>	<u>1992</u>
JANUARY	46	46
February	46	46
March	46	46
April	46	45

September	1990	1991
20	112	111
27	109	109
Oct. 4	95	90
11	76	84
18	72	78
25	64	76
Nov 1	61	72
8	50	64
15	50	58
22	49	56
29	48	56
Dec 6	41	55
13	39	61
20	35	60
27	34	57
1991 JAN 3	33	58
10	31	56
17	31	56
24	32	54
31	32	54
Feb 7	31	54
14	31	57
21	33	63
28	38	65
Mar - 6	40	70
13	45	76
20	50	81
27	48	82
Apr - 3	60	84
10	72	82
17	84	86
24	87	88
May 1	99	94
8	111	104
15	112	109
22	112	
29	112	
June 5		

← JAN 1992



THE RUSSELL CORPORATION Construction Management / General Construction
8150 Emerald Street Suite 100
Boise ID 83704 (208) 323 0777 FAX (208) 323-9465

June 3, 1992

Mr. Ray Crowder
Crowder Associates
2995 N. Cole Road, Suite 280
Boise, Idaho 83704

Reference: Building Permit -
Farm Labor Housing Project, Caldwell, Idaho

Dear Ray;

On April 16, 1992 Marv Meyer, Chief Estimator for The Russell Corporation, contacted Mr. Dick Dynes, Canyon County Building Inspector, in regards to the Caldwell Farm Labor Housing project. Mr. Meyer requested the amount of the building permit fee based on the sum of 3.5 million. Mr. Dynes proceeded to fax a fee schedule (copy enclosed) to him. Upon receiving the fee schedule, Mr. Meyers calculated the fee on a lump sum basis. This sum calibrates out to be approximately \$6,500.00. Mr. Meyer and myself elected to use that sum for our bidding purpose.

On Friday, April 29, 1992, we picked up our building permit and were shocked to find out the fee was \$11,072.20. At that time Mr. Dynes informed us that he used a different formula than the one we were instructed to use. This other method was based on calculating 19 separate sums of money on the fee schedule. If we at The Russell Corporation had been instructed to do so, we would not be in this very unfair predicament.

We are asking for reimbursement for this extra amount charged us for the City Of Caldwell Housing Authority building permits. You will find attached copies of our bid sheets and correspondence with the Building department.

If you have any questions regarding this matter Ray, please call me at 323-0777.

Sincerely,
THE RUSSELL CORPORATION

Stan Janes
Project Manager

Enclosures

SJ/agf



**CROWDER ASSOCIATES
ARCHITECTURE & PLANNING**

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

INSPECTION NO.: FOUR

PROJECT: CALDWELL HOUSING AUTHORITY

LOCATION: CALDWELL, IDAHO

DATE: JUNE 5, 1992

TIME: 12:30 P.M.

WORK ON SCHEDULE: YES

WEATHER CONDITIONS: CLEAR, 80+ DEGREES

PRESENT ON SITE: FOUR WORKERS

ONE EQUIPMENT OPERATOR (backhoe)

WORK IN PROGRESS: EXCAVATION IS CONTINUING AT COMPLEX "B".
BUILDING B-1: WAITING SOIL CONDITIONS REVIEW BY STRUCTURAL ENGR.
BUILDING B-2: FOOTING POURED; HORIZONTAL & VERTICAL STEEL IN
PLACE FOR FOUNDATIONS
BUILDING B-3: FOOTING POURED; VERTICAL STEEL IN PLACE AS REQ'D;
HORIZONTAL STEEL NOT YET IN PLACE
BUILDING B-4: EXCAVATED
BUILDING B-5: EXCAVATED

OBSERVATIONS: SOIL CONDITIONS ARE GENERALLY ACCEPTABLE, BUT
REMAIN SUSPECT IN SOME AREAS. STRUCTURAL ENGINEER RALPH KANGAS
WILL REVIEW SOIL CONDITIONS ON MONDAY, 6/8/92. ARCHITECT,
ENGINEER, CONTRACTOR, AND DAVE LINDEN WILL ALSO INSPECT EXISTING
MANSONRY BUILDINGS AT THE SAME TIME.

ATTACHMENTS: LISTING OF MAJOR SUBCONTRACTORS AND SUPPLIERS.
SITE PLAN IDENTIFYING BUILDING NUMBER FOR INSPECTION
PURPOSES.

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



THE RUSSELL CORPORATION Construction Management / General Construction
8150 Emerald Street Suite 100
Boise ID 83704 (208) 323-0777

FARM LABOR HOUSING PROJECT

SUBCONTRACTOR LISTING

<u>SUBCONTRACTOR</u>	<u>TRADE</u>	<u>PUBLIC WORKS LICENSE NUMBER</u>
CASCADE FENCE 4560 S. Orchard Boise, ID 83705 Gary Wingett (208) 345-1530	Fencing	4527-AA (7,16, 17,22,46)
COLORS PAINTING P.O. Box 2019 Boise, ID 83702 Arnell Jones (208) 336-1809	Painting	2781-4-B-(31)
CREATIVE DESIGN, INC. 1522 River Street Boise, ID 83702 Keith Harden (208) 336-3115	Window Treatment	1223-C-4
GILLINGHAM CONSTRUCTION 6560 W. Targee Street Boise, ID 83715 Larry Gillingham (208) 362-9440	Demolition	6248-AAA-1-2-3
INTERMOUNTAIN WEST 7415 Mossy Cup Boise, ID 83709 Marv Ward (208) 362-5343	Insulation	1734-C-4-(24)
JSC FRAMERS/OLSEN CONSRUCTION Box 9146 Nampa, ID 83642 Jerel Bowen (208) 467-5680	Rough Carpentry	6276-AAA-3

Subcontractor Listing
Page 2

NAMPA PAVING & ASPHALT CO. 444 W. Karcher Road Nampa, ID 83687 Dave Robinson (208) 466-4051	Site Work	5560-AA-1-2
PARAGON PLUMBING 9045 McMillan Road Boise, ID 83704 Bob Albrecht (208) 378-1082	Site Utilities Plumbing	2285-B-4-(33,46)
PIONEER FLOORS & INTERIORS 917 Main Buhl, ID 83316 Alden Palmer (208) 543-8848	Resilient Flooring	496-AA-4-(19, 31.41.92)
OVERHEAD DOOR COMPANY 621 Allumbaugh Boise, ID 83704 Peg Cook (208) 375-0137	Doors	3587-A-4-(47)
QUALITY CONCRETE P.O. Box 7245 Boise, ID 83707 Jeff Tiddy (208) 344-4776	Site Concrete	3346-A-4-(9,16)
SMITH ELECTRIC 7766 W. Lemhi Boise, ID 83704 George Smith (208) 375-7334	Electrical	4372-AA-4-(14)
WESTERN HEATING AND AIR CONDITIONING 4980 Bradley Street Boise, ID 83714 Bob Barnes (208) 375-6101	HVAC	3283-A-4-(2,37)
WESTERN WATERTITE 5446 W. State Street Boise, ID 83703 Dave Stephens (208) 3600	Continuous Gutters	3166-A-4-(35)



**CROWDER ASSOCIATES
ARCHITECTURE & PLANNING**

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

INSPECTION NO.: FIVE

PROJECT: CALDWELL HOUSING AUTHORITY
LOCATION: CALDWELL, IDAHO
DATE: JUNE 8, 1992
TIME: 12:30 P.M.
WORK ON SCHEDULE: YES
WEATHER CONDITIONS: CLEAR, 80+ DEGREES
PRESENT ON SITE: STAN JANES
RALPH KANGAS - STRUCT. ENGR.
TED PARROTT
ONE EQUIPMENT OPERATOR (backhoe)
TWO WORKERS

WORK IN PROGRESS: NO CHANGE IN CONDITIONS AT COMPLEX "B".

OBSERVATIONS: SOIL CONDITIONS WERE INSPECTED BY STRUCTURAL ENGINEER. A 10' TEST HOLE WAS DUG NEAR BUILDING B-1. KANGAS DISCUSSED TEST FINDINGS WITH MATERIALS TESTING CORP. ARCHITECT REQUESTED THAT NO ADDITIONAL CONCRETE BE POURED ON SITE UNTIL STRUCT. ENGR. COMPLETES HIS ANALYSIS OF SITE CONDITIONS. KANGAS EXPECTS TO RECOMMEND OPTIONS FOR RESPONDING TO SOIL CONDITIONS BY TOMORROW MORNING.

CONTRACTOR, ENGINEER AND ARCHITECT VISITED EXISTING MASONRY BUILDINGS TO DETERMINE EXTENT OF DETERIORATION OF PRECAST CONCRETE TEES AT THAT PROJECT. AFTER REVIEWING EXISTING CONDITIONS AND OBSERVING EXISTING CONDITIONS IN UNIT 31, IT IS APPARENT THAT MOISTURE DAMAGE INSIDE AND OUTSIDE THE MASONRY BUILDINGS MUST BE STOPPED AND CORRECTED. ARCHITECT INTENDS TO RECOMMEND CORRECTIVE ACTION AT THE FMHA INSPECTION SCHEDULED FOR THURSDAY, JUNE 18, AT 1:00 P.M.

ATTACHMENTS: CONTRACTOR'S SCHEDULE FOR THE PROJECT.

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



THE RUSSELL CORPORATION Construction Management / General Construction
8150 Emerald Street Suite 100
Boise, ID 83704 (208) 323-0777 FAX (208) 323-9465

June 3, 1992

Mr. Ray Crowder
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2995 N. Cole Road, Suite 280
Boise, Idaho 83704

Reference: Building Permit -
Farm Labor Housing Project, Caldwell, Idaho

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Stan Janes
Project Manager

Enclosures

SJ/agf