

Minutes

Vice the

others

Financial Statements : Motion made by Dave Cornwell and seconded by Emilio Lopez to accept the Financial statements from Jan-Mar, 1992. ~~and~~ Motion carried.

Alarm System One bid price received from Ron Orman of "Elastair Alarm Systems". Commissioner suggested another bid be considered before deciding.

Commissioners Meeting to open Danny Orman from the City Council can be invited. Agenda posted on board for others to be notified.

Groundbreaking Ceremony will take place 5-29-92. ~~Press Tribune~~ + two TV channels invited. Will take behind house #0.

COMMISSIONERS MEETING 5/20/92

A G E N D A

1. Financial statements Jan - Mar '92
2. Groundbreaking Ceremony 5/29/92 3 PM
3. City Hall called to ask if Danny Ozuna could attend all our commissioners meetings.
4. Alarm System info...
5. DEQ Letter... JUB needs information on our possible expansion beyond our present construction to evaluate our waste water system.
How many more apt buildings will we construct?
What are other ways we would want to spend the \$700,000?
6. Occupancy

Commissioners meeting

3-20-92

Not present
Holt

1. Call Azura (is OK)

(2. If we can't build 15 more apts
(replace apt))

3. Notes - Mayor

~~48~~
~~48~~
~~48~~
~~48~~
Ron Crane (Charter) Alan
(get another quote)

4. Financial Statements (Jan - Mar)

1. Davey - OKed

2. Condo - 21th

(Previous people only will be
(for reservations) accepted.)
(check with Mike)

5.

C. DEQ letter: (tin table) for
evaluations



United States
Department of
Agriculture

Farmers
Home
Administration

3232 Elder St.
Boise, ID 83709

March 16, 1992

Housing Authority of the City of Caldwell
P. O. Box 70
Caldwell, ID 83606

Gentlemen:

We have reviewed the plans, specifications and contract documents which your project architect sent to us. The bid documents for your proposed labor housing project are acceptable subject to the following:

First drawing sheet: Include the same certification statement as on the first page of the spec's. The statement in both places must be signed and dated. Add a place for the Chairman of the authority to sign as "Approved by" and a place for FmHA to sign as "Accepted by" (also provide this on the first sheet of the spec's.).

All remaining drawing sheets: State which uniform code or codes (or NEC90) the sheet is designed under and add a place for the Chairman to initial as "Approved by" and FmHA to initial as "Accepted by".

Sht. SP1:

a. Note in lower right hand corner (also we understand this is included in a later revision of the specs. than we have): Please furnish us with the value of the energy credit. Mr. Dalton will have to concur in the disposition of these monies when he returns to the office on March 24. If the plans and specs. are printed for distribution before that time, any required change may be handled by a bid addendum.

b. Complex C: Show the access aisle adjacent to the handicapped parking stall.

Sht. SP2:

a. First grading note: Remove "except at handicapped parking area." FmHA prefers that parking lots be warped up to meet the elevation of the adjacent sidewalks with wheelstops installed.



Farmers Home Administration is an Equal Opportunity Lender.
Complaints of discrimination should be sent to:
Secretary of Agriculture, Washington, D.C. 20250

b. Detail the handicapped parking spaces and aisles to meet UFAS Fig. 9, as indicated on Sht. A1.

Sht. A1:

a. Cite with what material the exiting building areas are to be backfilled, the minimum compaction level, and the depth of topsoil.

b. "Site Recap": Correct to show three handicapped units.

Sht. A3: The 16" OC stud callout doesn't agree with those on Sht's. A26 & 27 and para. 07.6.2 A.

Sht. A7: Widen the entry slabs to provide 18" latchside clearance.

Sht. A16: Adjust dimensions to provide 36" wide minimum hallway clearance.

Sht. A17:

a. Add to hand held shower note: with adjustable shower head bracket on a vertical bar.

b. Remove the 4' kitchen width dimension and show a minimum of 60" clear from the front of the refrigerator to the opposing cabinet front.

Sht. A31:

a. Notes: change "glass" to "double glazed".

b. Grab bars: change one of the 24 in.'s to 36" (behind the water closets).

c. make Doors 18, 2'-10" minimum.

d. make Doors 7, 1'-8" minimum.

Sht. A32:

a. we understand that the authority has been made aware of FmHA's opinion that carpet in the living areas is preferable, and still prefers vinyl flooring.

b. remove the reference to waterproof gypboard in the tub ceilings to avoid sagging problems. Instead callout a

waterproof primer to be used on the ceiling board in those areas.

Sht's. M: Indicate that the water heater relief valves are to be plumbed through the exterior wall, 1' above grade, turned down, with insect screens.

"Advertisement for Bids":

a. Change the date of the bid opening to allow at least three weeks after the first publication (two places). Change the date of the prebid conference to correspond.

b. Pg. 2, 1st para.: Change "100% Contract Bond" to "Performance and Payment Bonds".

c. Pg. 2, 3rd para.: Add "and U.S. Dept. of Labor regulations (40 CFR Part 60)".

"Bid": Just above the signature block add the statement: "I have completed and signed Forms FmHA 400-6 (two sides) and AD 1048 and have included them with this "Bid"". Also provide a block for the bidder to insert the names and addresses of the Plumbing, Electrical, and HVAC subcontractors, in accordance with the state's "naming" law.

Immediately after Form FmHA 400-6: Insert Form AD 1048 to facilitate completion by the bidders.

FmHA Instruction 1901-D, Exhibit A: Bind in the bid spec's. adjacent to the wage rates (copy sent to Crowder).

FmHA Instruction 1924-A, Exhibits F & G: Bind in the bid spec's. so the low bidder cannot claim ignorance about the special requirements on the bonds.

Para. 01.2.1 A: add "all the items listed in FmHA Instruction 1924-A, Guide 1 plus Form AD 1048".

Para. 01.2.9 G: after "units" insert "considering the number of bedrooms available in the new units for which an occupying family in an existing unit has been approved,".

Para. 08.5.0:

a. Note: State that the exterior side of all exterior doors of all one story living units and all doors, interior and exterior, of the office, laundry, and storage buildings (except

the doors to the individual storage units) shall have lever hardware.

b. Grab bars: change the 24" to 36" at the water closets (following Groups 12 & 14). Change the Note to read: Contours in the shower/tub walls must not be such so as to interfere with the grab bar size, clearances and locations as required by the Uniform Federal Accessibility Standards. Also, in the one story non-handicapped units the surrounds shall not interfere with the potential future installation of grab bars as required to meet the Fair Housing Act Amendments. (The architect is to check the Owens-Corning OC-60's that he specified on pgs. 28 & 29 of 15450 to assure compliance with federal requirements).

c. Add a note to the effect that the lavatory, tub, and sink faucets in all handicapped units must be lever operated.

Para. 09.1.2 C: Change to require a waterproof primer on non-waterproof gypsum board in the ceiling.

Para. 12.2.2 A2: Add "Class 2, Texture A".

Pg. 15450-28, line 16: Clarify that washers for the laundry room are to be furnished by the General Contractor.

Pg. 15450-29: add "adjustable shower head bracket mounted on a vertical bar."

After Mr. Crowder has made all of the above changes, he should arrange to meet with Messrs. Marker, Hayne, and the Chairman of the Authority to go over the revisions prior to our signing the originals of the bid documents.

You should review with Mr. Marker of the FmHA District Office in Caldwell, the status of items necessary to obtain loan closing instructions. Lack of these items could prevent us from concurring in award of construction contracts. Also, the plans and specs. for the asbestos removal should be forwarded as soon as possible for our review. Bids for the removal must be in hand at the time we evaluate the bids for the new buildings.

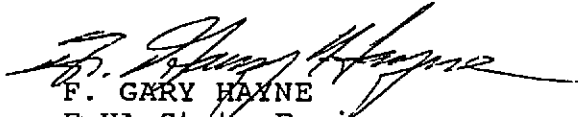
The FmHA District Director and this office must have one copy each of the revised bid documents and bid addenda that you issue to the bidders. Send us copies of bid addenda at the same time they are sent to the bidders. Significant changes should be discussed with FmHA prior to issuance of addenda.

After bid opening please send a copy of the bid tabulation and for the low bidders, copies of (1) the actual bids submitted, (2) bid bonds with associated powers-of-attorney, (3) Compliance Statements and Certification on Non-Segregated Facilities, (4) Form AD-1048, (5) your consultant's analysis of the proposed

contractors' abilities to successfully complete the work, (6) his recommendations for award, and (7) your concurrence in the recommendation for award of contracts. Do not award any contracts until we notify you of FmHA concurrence.

If you or your consulting architect have questions regarding these items please contact Fred Marker in our Caldwell District Office (ph. 459-0761) or Gary Hayne in this office (ph. 334-1608).

Sincerely,



F. GARY HAYNE
FmHA State Engineer

cc District Director, FmHA, Caldwell
Ray Crowder, AIA (faxed)

COMMISSIONERS MEETING 5/20/92

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Sheridan, Wyoming Telephone: 307-674-6504

April 3, 1992

Dave Linden
Farmway Village
Housing Authority
Caldwell, Idaho 83605

ADDITIONAL PROPOSAL

The undersigned hereby proposes to furnish all labor, materials and equipment to fabricate complete new inside ladder assembly and install per AWWA standards in the elevated water storage tank. This includes fabrication, sandblasting, priming, painting and installation of said ladder. For the sum of \$4,840.00.

Also, as per request, the undersigned hereby proposes to furnish all labor, materials and equipment to paint the name: "FARMWAY VILLAGE" on the elevated water storage tank. For the sum of \$1,275.00.

Northwest Bridge and Tank Co.

David Joe Smith
Sales Manager

7.0 GENERAL

The materials and designs used for finished water storage structures shall provide stability and durability as well as protect the quality of the stored water. Steel structures shall follow the current AWWA standards concerning steel tanks, standpipes, reservoirs, and elevated tanks wherever they are applicable. Other materials of construction are acceptable when properly designed to meet the requirements of Part 7.

7.0.1 Sizing

Storage facilities should have sufficient capacity, as determined from engineering studies, to meet domestic demands, and where fire protection is provided, fire flow demands.

- a. Fire flow requirements established by the appropriate state Insurance Services Office should be satisfied where fire protection is provided.
- b. The minimum storage capacity (or equivalent capacity) for systems not providing fire protection shall be equal to the average daily consumption. This requirement may be reduced when the source and treatment facilities have sufficient capacity with standby power to supplement peak demands of the system.

7.0.2 Location of ground-level reservoirs

- a. The bottom of reservoirs and standpipes should be placed at the normal ground surface and shall be above maximum flood level.
- b. When the bottom must be below normal ground surface, it shall be placed above the groundwater table. At least 50 per cent of the water depth should be above grade. Sewers, drains, standing water, and similar sources of possible contamination must be kept at least fifty feet from the reservoir. Water main pipe, pressure tested in place to 50 psi without leakage, may be used for gravity sewers at distances greater than 20 feet and less than 50 feet.
- c. The top of a reservoir shall not be less than two feet above normal ground surface. Clearwells constructed under filters may be excepted from this requirement when the total design gives the same protection.

7.0.3 Protection

All finished water storage structures shall have suitable watertight roofs which exclude birds, animals, insects, and excessive dust.

7.0.4 Protection from trespassers

Fencing, locks on access manholes, and other necessary precautions shall be provided to prevent trespassing, vandalism, and sabotage.

7.0.5 Drains

No drain on a water storage structure may have a direct connection to a sewer or storm drain. The design shall allow draining the storage facility for cleaning or maintenance without causing loss of pressure in the distribution system.

7.0.6 Overflow

All water storage structures shall be provided with an overflow which is brought down to an elevation between 12 and 24 inches above the ground surface, and discharges over a drainage inlet structure or a splash plate. No overflow may be connected directly to a sewer or a storm drain. All overflow pipes shall be located so that any discharge is visible.

- a. When an internal overflow pipe is used on elevated tanks, it should be located in the access tube. For vertical drops on other types of storage facilities, the overflow pipe should be located on the outside of the structure.
- b. The overflow of a ground-level structure shall open downward and be screened with twenty-four mesh noncorrodible screen installed within the pipe at a location least susceptible to damage by vandalism.
- c. The overflow pipe shall be of sufficient diameter to permit waste of water in excess of the filling rate. \$6,080.00

7.0.7 Access

Finished water storage structures shall be designed with reasonably convenient access to the interior for cleaning and maintenance.
Manholes above the waterline

- a. shall be framed at least four inches, and preferably six inches, above the surface of the roof at the opening; on ground-level structures, manholes should be elevated 24 to 36 inches above the top or covering sod;
- b. shall be fitted with a solid watertight cover which overlaps the framed opening and extends down around the frame at least two inches,

- c. should be hinged at one side,
- d. shall have a locking device. \$2,400.⁰⁰

7.0.8 Vents

Finished water storage structures shall be vented. Overflows shall not be considered as vents. Open construction between the sidewall and roof is not permissible. Vents

- a. shall prevent the entrance of surface water and rainwater,
- b. shall exclude birds and animals,
- c. should exclude insects and dust, as much as this function can be made compatible with effective venting. For elevated tanks and standpipes, four-mesh noncorrodible screen may be used;
- d. shall, on ground-level structures, terminate in an inverted U construction with the opening 24 to 36 inches above the roof or sod and covered with twenty-four mesh noncorrodible screen installed within the pipe at a location least susceptible to vandalism.

7.0.9 Roof and sidewall

The roof and sidewalls of all structures must be watertight with no openings except properly constructed vents, manholes, overflows, risers, drains, pump mountings, control ports, or piping for inflow and outflow. \$1,608.⁰⁰

- a. Any pipes running through the roof or sidewall of a finished water storage structure must be welded, or properly gasketed in metal tanks. In concrete tanks, these pipes shall be connected to standard wall castings which were poured in place during the forming of the concrete. These wall castings should have seepage rings imbedded in the concrete.
- b. Openings in a storage structure roof or top, designed to accommodate control apparatus or pump columns, shall be curbed and sleeved with proper additional shielding to prevent the access of surface or floor drainage water into the structure.
- c. Valves and controls should be located outside the storage structure so that the valve stems and similar projections will not pass through the roof or top of the reservoir.
- d. The roof of concrete reservoirs with earthen cover shall be sloped to facilitate drainage. Consideration should be given to installation of an impermeable membrane roof covering.

7.0.10 Drainage of roof

The roof of the storage structure shall be well drained. Downspout pipes shall not enter or pass through the reservoir. Parapets, or similar construction which would tend to hold water and snow on the roof, will not be approved unless adequate waterproofing and drainage are provided.

7.0.11 Safety

The safety of employees must be considered in the design of the storage structure. As a minimum, such matters shall conform to pertinent laws and regulations of the area where the reservoir is constructed.

- a. Ladders, ladder guards, balcony railings, and safely located entrance hatches shall be provided where applicable.
- b. Elevated tanks with riser pipes over eight inches in diameter shall have protective bars over the riser openings inside the tank.
- c. Railings or handholds shall be provided on elevated tanks where persons must transfer from the access tube to the water compartment.

7.0.12 Freezing

All finished water storage structures and their appurtenances, especially the riser pipes, overflows, and vents, shall be designed to prevent freezing which will interfere with proper functioning.

7.0.13 Internal catwalk

Every catwalk over finished water in a storage structure shall have a solid floor with raised edges so designed that shoe scrapings and dirt will not fall into the water.

7.0.14 Silt stop

The discharge pipes from all reservoirs shall be located in a manner that will prevent the flow of sediment into the distribution system. Removable silt stops should be provided.

7.0.15 Grading

The area surrounding a ground-level structure shall be graded in a manner that will prevent surface water from standing within 50 feet of it.

Thompsons, INC.

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

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.

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

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,

A handwritten signature in black ink, appearing to read "Tobe R. Thompson", with a long horizontal flourish extending to the right.

Tobe R. Thompson

TRT/ks



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, 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

