

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
MAY 28, 1993

COMMISSIONERS MEETING

A G E N D A

1. Negotiation with Sheriff's Department
2. Migrant Council's request
3. Decision on continued construction
4. Draw request
5. Screen door selection
6. Occupancy and Ripley report

Commissioner Mtg
5-28-93

1. Sheriff and County Commissioners:

Present

Vance, Vasquez, King, Noree
Shawalter, Elena Masorro, Migrant Council
Ray Crowder (Paul ~~to~~ not present)
Sheriff's office offered a deputy
for 500 ⁰⁰ per month.

Don: 243 25 year - per 50 ⁰⁰ = home
per centage \$ 5,383 ⁰⁰ a year
Migrant Co. offered \$300 ⁰⁰ for 6 months

C. Commissioners stated they cannot
involve themselves in our contract
with Sheriff's office.

Sheriff's stated:

- 2 issues 1. increase in service
2. specialized " lang.

Can we legally enter into a contract
with Sheriff's office, since we
are not a city? ?

Concrete proposal: that can be checked
legally is what Vance asked for.

We are ^{not} sure that a contract is needed?

Michie King stated. "Let's do it!"

Vasquez stated "Let's do it the right way"

{ School District
Quasi Municipal corporation - HAC

We are related to Sch Dist. &
a contract could be arranged comparably
with Sch. Dist.

Vance = { Added that contract still may not
be necessary:

Michie King - Walked out - County Commissioners
wouldn't commit to fund Deputy
in next Budget.

Page III

- 2 Migrant Canal { 4 Faucets
Color scheme = 2 Bows
(Check with Mike Holliday) IMC will pay
summer months only

(2-A) Check with Sheriff's office to keep people from sleeping in their cars

Can the module have a wooden roof. paint side to harmonize with center.

3. Draw

(A) Certificate of substantial completion
date . . .

1. Dave
2. Carlo

(B) Draw Request #13 Russell
partial payment. \$ 174,161

1. Dave
2. Carlo

(C) Contractors Request of release of retainage #2

~~114,735~~ 114,735
1. Dave
2. Carlo

Make sure all vents should be kept open

Draw request from Architect #11-
3381

1. Dams

2. Canals

{ Screen door refer to Russell
(separate deal) not a { change Order.
Too Long }
(Call - Stan on screen doors)

Additional Construction

water - larger pumps ?

sewer - additional coll. ?

(Lew) - Check for lead paint
Hornst & Wick " for spec's on paint content.

III

{ Check with Holliday on water
JUB - on expand lagoon
storage
reports in laundry rooms.

AGENDA

5-28-93

1. Sheriff's office

2. Migrant Council to request a module
for babies. (can pay \$300 ^{per} month
from May to Oct.
1800
350 ~~per~~ p/m

3. Draw request

4. Decide on continuing w/ more construction

5. Screen door selection + (Grill) ^{for} old

6. Occupancy + Right Right



**CROWDER ASSOCIATES
ARCHITECTURE & PLANNING**

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

CONSTRUCTION REPORT NO: THIRTY-EIGHT
PROJECT: CALDWELL HOUSING AUTHORITY
LOCATION: CALDWELL, IDAHO
DATE: MAY 26, 1993
TIME: 10:00 A.M.
WORK ON SCHEDULE: YES
WEATHER CONDITIONS: CLEAR, 70 DEGREES
PRESENT ON SITE: TED PARROTT; FINISH CARPENTERS; FLOOR LAYERS

WORK IN PROGRESS:

COMPLEX A: WORK ON REMAINING SHORT LIST ITEMS CONTINUING

COMPLEX B: WORK ON REMAINING SHORT LIST ITEMS CONTINUING

COMPLEX C: FINAL INSPECTION CONDUCTED; SEE ATTACHED LISTING OF ITEMS TO BE COMPLETED.

COMPLEX D:

UNITS 561 - 564: CABINETS ARE SET WITH COUNTERTOPS COMPLETE; ELECTRICAL AND PLUMBING ARE ESSENTIALLY COMPLETE; FLOORING COMPLETED; UNITS READY FOR FINISH TRIM AND HANGING INTERIOR DOORS.

UNITS 565 568: CABINETS SET; FLOORS ARE BEING PREPARED FOR FLOORING, INSTALLATION OF FLOORING HAS BEGUN; ELECTRICAL NEARLY COMPLETE

UNITS 569 - 572: WALLS TAPED, TEXTURED, PAINTED, ELECTRICAL FIXTURES HUNG, READY FOR INTERIOR TRIM, CABINETS, FLOOR COVERING AND INTERIOR DOORS

OFFICE BUILDING: OCCUPIED; SHORT LIST ITEMS BEING CORRECTED.

STORAGE BUILDINGS: NEARLY READY FOR FINAL INSPECTION; COMPLETION AND INSPECTION DELAYED BY MATERIALS STORED IN STORAGE BUILDINGS.

ROOFING OF MASONRY BUILDINGS: PUNCH LIST COMMENTS BEING CORRECTED

ASBESTOS ABATEMENT: HOLDING UNTIL ADDITIONAL BUILDINGS BECOME AVAILABLE

ACTION REQUIRED:

PROVIDE REQUIRED BREAK BETWEEN SIDING AND CONCRETE DECK TO PREVENT WICKING ACTION

CC. FmHA - STATE, FmHA - CALDWELL, {OWNER} CONTRACTOR

FINAL INSPECTION
CALDWELL HOUSING AUTHORITY
FARMWAY VILLAGE
COMPLEX C

MAY 26, 1993

Present: Fred Marker
Ted Parrot
Ray Crowder

GENERAL ITEMS:

INSTALL BUMPERS ON BI-PASS DOORS
PAINT EDGES OF EXT. STORAGE ROOM DOORS
CHECK ALL ATTIC INSULATION; PROVIDE CERTIFICATIONS
SEAL RAW ENDS OF WINDOW SILLS

UNIT 441

REVERSE BATHROOM DOOR SWING
INSTALL TRIM AT KITCHEN CABINETS
CAULK AT END OF KITCHEN CABINETS

UNIT 442

INSTALL DOOR BUMPERS

UNIT 443

LOOSE RANGE HOOD
PAINT DOOR EDGES AT EXTERIOR DOOR

UNIT 444

REPAIR SELF EDGE AT RIGHT OF KITCHEN SINK
ADJUST WEATHERSTRIP AT ENTRY DOOR

UNIT 445

INSTALL BACKSPLASH AT RANGE
INSTALL BREADBOARD PROPERLY FOR USE
USE APPROPRIATE INSULATION FOR DRAIN BENEATH KITCHEN SINK
PROVIDE WOOD SEAT FOR SHOWER/TUB
TOUCH-UP CORRIDOR WALL ADJACENT TO ELECTRICAL PANEL
INSTALL DOOR STOP AT ENTRY DOOR

UNIT 446

TOUCH-UP WALL ABOVE LAUNDRY IN HALL

UNIT 447

REPAIR DAMAGED TUB
CLEAN WATER HEATER CLOSET, PATCH CEILING
INSTALL DOOR STOP AT BATHROOM

FINAL INSPECTION
FARMWAY VILLAGE
COMPLEX C
MAY 26, 1993

UNIT 448

DAMAGED UPPER CABINET DOOR AT KITCHEN SINK
RAISE DOOR STOP AT STORAGE BY KITCHEN

UNIT 449

REPAIR VINYL AT ENTRY
LEVEL CABINET DOORS OVER RANGE

UNIT 450

TOUCH-UP PAINT ON STAIRWAY WALLS - TOP & LANDING

UNIT 451

ADJUST ENTRY DOOR

UNIT 452

ADJUST DOOR AT WATER HEATER
CLEAN PAINT AT LANDING
TRIM OUT ATTIC ACCESS PANEL IN BEDROOM
LOOSE COUNTERTOP AT LAVATORY
TOUCH-UP WALL AT STAIR LANDING

UNIT 453

REPLACE BROKEN DOOR AT BATH)

UNIT 454

ADJUST ENTRY DOOR WEATHERSTRIP

UNIT 455

TOUCH-UP DAMAGED CORNER AT LOWER LEVEL BEDROOM CLOSET
LEVEL BI-PASS DOOR AT M. BEDROOM; MISSING FLOOR GUIDE
REPLACE DAMAGED WOOD TRIM AT FACE OF KITCHEN CABINET

UNIT 456

DAMAGED VINYL AT ENTRY

FINAL INSPECTION
COMPLEX C
FARMWAY VILLAGE
MAY 26, 1993

UNIT 457
INSTALL TRIMMER AT BI-PASS DOOR, CENTER BEDROOM

UNIT 458
CAULK AROUND DRYER DUCT
REPAIR VINYL AT HALLWAY

UNIT 459
ADJUST BI-PASS DOOR AT BEDROOM
TOUCH-UP PAINT THROUGHOUT
REVERSE REFRIGERATOR DOOR
TOUCH-UP KITCHEN WALLS

UNIT 460
PAINT STORAGE ROOM DOOR
FINISH WALL PATCH AT SIDE OF REFRIGERATOR
TOUCH-UP AT RIGHT OF ENTRY & CONVENIENCE OUTLET

HOUSING AUTHORITY OF THE CITY OF
CALDWELL, IDAHO

REPORT ON COMPILATION OF
FINANCIAL STATEMENTS
AND OTHER FINANCIAL INFORMATION
FOR THE THREE MONTHS ENDED MARCH 31, 1993

Board of Commissioners
Housing Authority of the City of
Caldwell
Caldwell, Idaho

We have compiled the accompanying statements of revenues and expenditures for the three months ended March 31, 1993, and the supplemental schedules of cash balances for the current month of the Housing Authority of the City of Caldwell, Idaho, in accordance with standards established by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements and supplemental schedules information that is the representation of management. We have not audited or reviewed the accompanying financial statements and supplemental schedules and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit all the disclosures, fund balance sheets, statements of transfers and cash flows and changes in fund balance and other equity accounts required by generally accepted accounting principles. If the omitted disclosures were included in the financial statements they might influence the user's conclusions about the Housing Authority's financial position. Accordingly, these financial statements are designed for those who are informed about such matters.

Ripley Doorn & Company

May 5, 1993

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE THREE MONTHS ENDED MARCH 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Dwelling rent	\$29,735	\$86,798	\$312,640	\$225,842
Non-dwelling rent	540	1,620	8,100	6,480
Other project income	5	433	2,000	1,567
Interest income	886	1,234	7,500	6,266
Total revenues	<u>\$31,166</u>	<u>\$90,085</u>	<u>\$330,240</u>	<u>\$240,155</u>

STATEMENT OF EXPENDITURES
FOR THE THREE MONTHS ENDED MARCH 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Management salaries	\$ 3,603	\$12,459	\$ 50,520	\$ 38,061
RM & R salaries	3,637	8,643	46,000	37,357
Electricity	1,052	3,132	11,500	8,368
Unemployment tax	760	760	3,000	2,240
State retirement & FICA	1,260	3,672	15,100	11,428
Other management expense	1,198	5,436	9,500	4,064
Water, irrigation	928	928	1,850	922
Insurance - Blue Cross	1,741	5,221	21,000	15,779
Insurance - other	1,339	2,984	24,000	21,016
Legal and accounting	411	1,637	10,990	9,353
Repairs and maintenance	4,274	12,589	49,165	36,576
Sanitation services	700	2,100	16,500	14,400
Debt retirement	2,196	6,588	26,355	19,767
Debt reserve			44,760	44,760
Bank charges	59	145		(145)
Total expenditures	<u>\$23,158</u>	<u>\$66,294</u>	<u>\$330,240</u>	<u>\$263,946</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED MARCH 31, 1993
(UNAUDITED)

GENERAL FUND:

	CHECKING	PETTY	CHANGE	SECURITY DEPOSITS	SAVINGS
Beginning of month	\$87,475.	\$100	\$ 460	\$10,598	\$961
Deposits:					
Operations	40,346				
Change fund	8,411		8,237		
Interest	126			19	8
Transfers					
Disbursements:					
Operations	(57,911)			(9)	
Change fund	(8,237)		(8,411)		
Transfers					
End of month	70,210	<u>\$100</u>	<u>\$ 286</u>	<u>\$10,608</u>	<u>\$969</u>
Less: Accounts payable	(10,436)				
Available after payment of current period payables	<u>\$59,774</u>				

OTHER FUNDS:

	CONSTRUCTION CHECKING	O & M FUND RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month	\$ 461	\$2,366		\$84,860
Deposits:				
Operations	169,743			
Transfers				
Interest		20		711
Disbursements:				
Operations	(169,743)			
Transfers				
Interest				
Debt retirement				
End of month	<u>\$ 461</u>	<u>\$2,386</u>		<u>\$85,571</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE THREE MONTHS ENDED MARCH 31, 1993

CONSTRUCTION COSTS - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
1-01-93	Beginning Balance	\$ 82,977.61
3-10-93	Materials Testing Lead Testing	722.25
3-10-93	GE Appliances 50 Stoves, 50 Refrigerators	24,950.00
3-10-93	NITZ Cabinets	<u>2,725.00</u>
	Total	<u>\$111,374.86</u>

BUILDINGS UNDER CONSTRUCTION:

1-01-93	Beginning Balance	\$2,386,485.45
1-08-93	The Russell Corp. Pmt. 8 on Contract	102,487.00 ,
1-08-93	NW Technologies, Inc. Pmt. 2 on Contract	7,752.52
1-08-93	Crowder & Assoc. Architectural Services	14,928.00
2-17-93	Crowder & Assoc. Architectural Fees	5,662.00
2-17-93	The Russell Corp. Pmt. 9 on Contract	178,653.00
3-16-93	The Russell Corp. Pmt. 10	115,097.00
3-16-93	NW Technologies, Inc. Pmt. 3 on Contract	<u>54,646.46</u>
	Total	<u>\$2,865,711.43</u>

CONTRIBUTIONS AND EXPENDITURES:

1-01-93	Beginning Balance	<u>\$293.20</u>
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HOUSING AUTHORITY OF THE CITY OF
CALDWELL, IDAHO

REPORT ON COMPILATION OF
FINANCIAL STATEMENTS
AND OTHER FINANCIAL INFORMATION
FOR THE TWO MONTHS ENDED FEBRUARY 28, 1993

Board of Commissioners
Housing Authority of the City of
Caldwell
Caldwell, Idaho

We have compiled the accompanying statements of revenues and expenditures for the two months ended February 28, 1993, and the supplemental schedules of cash balances for the current month of the Housing Authority of the City of Caldwell, Idaho, in accordance with standards established by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements and supplemental schedules information that is the representation of management. We have not audited or reviewed the accompanying financial statements and supplemental schedules and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit all the disclosures, fund balance sheets, statements of transfers and cash flows and changes in fund balance and other equity accounts required by generally accepted accounting principles. If the omitted disclosures were included in the financial statements they might influence the user's conclusions about the Housing Authority's financial position. Accordingly, these financial statements are designed for those who are informed about such matters.

Ripley Doorn & Company

April 30, 1993

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE TWO MONTHS ENDED FEBRUARY 28, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Dwelling rent	\$29,313	\$57,063	\$312,640	\$255,577
Non-dwelling rent	540	1,080	8,100	7,020
Other project income	216	428	2,000	1,572
Interest income	348	348	7,500	7,152
Total revenues	<u>\$30,417</u>	<u>\$58,919</u>	<u>\$330,240</u>	<u>\$271,321</u>

STATEMENT OF EXPENDITURES
FOR THE TWO MONTHS ENDED FEBRUARY 28, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,652	\$ 8,856	\$ 50,520	\$ 41,664
RM & R salaries	2,475	5,006	46,000	40,994
Electricity	1,223	2,080	11,500	9,420
Unemployment tax			3,000	3,000
State retirement & FICA	1,240	2,412	15,100	12,688
Other management expense	1,530	4,238	9,500	5,262
Water, irrigation			1,850	1,850
Insurance - Blue Cross	1,740	3,480	21,000	17,520
Insurance - other	1,339	1,645	24,000	22,355
Legal and accounting	353	1,226	10,990	9,764
Repairs and maintenance	2,182	8,315	49,165	40,850
Sanitation services	700	1,400	16,500	15,100
Debt retirement	4,392	4,392	26,355	21,963
Debt reserve			44,760	44,760
Bank charges	86	86		(86)
Total expenditures	<u>\$21,912</u>	<u>\$43,136</u>	<u>\$330,240</u>	<u>\$287,104</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED FEBRUARY 28, 1993
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$90,230	\$100	\$ 1,400	\$10,580	\$961
Deposits:					
Operations	48,646		7,743	37	
Change fund	8,683				
Interest	311				
Transfers					
Disbursements:					
Operations	(32,652)			(19)	
Change fund	(7,743)		(8,683)		
Transfers	(20,000)				
End of month	87,475	<u>\$100</u>	<u>\$ 460</u>	<u>\$10,598</u>	<u>\$961</u>
Less: Accounts payable	(34,982)				
Available after payment of current period payables	<u>\$52,493</u>				

OTHER FUNDS:

	<u>CONSTRUCTION CHECKING</u>	<u>O & M FUND RESTRICTED SAVINGS</u>	<u>DEBT SERVICE FUND SAVINGS</u>	<u>DEBT RESERVE FUND RESTRICTED SAVINGS</u>
Beginning of month	\$ 461	\$2,366		\$64,860
Deposits:				
Operations	184,315			
Transfers				20,000
Interest				
Disbursements:				
Operations	(184,315)			
Transfers				
Interest				
Debt retirement				
End of month	<u>\$ 461</u>	<u>\$2,366</u>		<u>\$84,860</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE TWO MONTHS ENDED FEBRUARY 28, 1993

CONSTRUCTION COSTS - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
1-01-93	Beginning Balance	\$ 82,977.61
3-10-93	Materials Testing Lead Testing	722.25
3-10-93	GE Appliances 50 Stoves, 50 Refrigerators	24,950.00
3-10-93	NITZ Cabinets	<u>2,725.00</u>
	Total	<u>\$111,374.86</u>

BUILDINGS UNDER CONSTRUCTION:

1-01-93	Beginning Balance	\$2,386,485.45
1-08-93	The Russell Corp. Pmt. 8 on Contract	102,487.00
1-08-93	NW Technologies, Inc. Pmt. 2 on Contract	7,752.52
1-08-93	Crowder & Assoc. Architectural Services	14,928.00
2-17-93	Crowder & Assoc. Architectural Fees	5,662.00
2-17-93	The Russell Corp. Construction Costs	<u>178,653.00</u>
	Total	<u>\$2,695,967.97</u>

CONTRIBUTIONS AND EXPENDITURES:

1-01-93	Beginning Balance	<u>\$293.20</u>
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March 19, 1993

Commissioners & Management
Housing Authority of the
City of Caldwell, Idaho
Caldwell, Idaho

In planning and performing our audit of the financial statements of Housing Authority of the City of Caldwell, Idaho for the year ended December 31, 1992, we considered the Housing Authority's internal control structure to determine our auditing procedures for the purpose of expressing an opinion on the financial statements and not to provide assurance on the internal control structure.

However, during our audit we became aware of several matters that are opportunities for strengthening internal controls and operating efficiency. The memorandum that accompanies this letter summarizes our comments and suggestions regarding those matters.

This letter does not affect our report dated March 19, 1993 on the financial statements of the Housing Authority of the City of Caldwell, Idaho.

We will review the status of these comments during our next audit engagement. We have already discussed many of these comments and suggestions with various Housing Authority personnel, and we will be pleased to discuss them in further detail at your convenience, to perform any additional study of these matters, or to assist you in implementing the recommendations.

Sincerely,

Ripley Doorn & Company

RIPLEY DOORN & COMPANY

MEMORANDUM

During our audit we noted the signature cards for the Housing Authority's bank accounts included a former employee. All accounts should be updated whenever an employee with check signing authority terminates employment. The risk of irregularities occurring and not being detected is increased when the signature cards are not updated. We recommend that all bank accounts be updated to include only current employees and board members with check signing authority.

While auditing the current period we discovered blank money orders from a personal account (used as a service to the tenants) kept out in an unsecured location. All negotiable instruments, either from Housing Authority accounts or personal accounts, should be kept out of sight in secure locations. By leaving these money orders out on a table, the Housing Authority is increasing its exposure to irregularities occurring. We recommend that all negotiable instruments (from Housing Authority accounts or personal accounts) be kept out of sight of the general public in locked cabinets or the safe.

During our audit of the current period we noted that bank deposits are made once per week or less. A written policy regarding the limits of cash on hand does not exist. Bank deposits should be made at regular intervals as dictated by a cash on hand policy. By allowing excess cash and checks to accumulate the authority is increasing its risk of errors and/or irregularities occurring. We recommend the Housing Authority establish a written policy regarding maximum limits of cash to be kept on hand. Deposits should be made at least twice a week or more often depending on the amount of cash on hand.

More precautions on M.O. _____

Cash on hand. _____

1. Friday night deposit
deposit

2. Not more than 1000 ^{cc}
Cash —

3. No personal checks —
except for rent

Summer Activity

Screen doors

459-0838 (Idaho Paint & Glass)

Tamie - Grill (mesh) 18" Grill - 7/8"

3888⁰⁰ - 54⁰⁰ Alumin Color (standard hinges)

5184⁰⁰ - 22⁰⁶ white from 2" x 7/8" better hinge

GLASS EXPRESS

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PONDEROSA
PAINT THE COLOR™
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☐ **Broadway Paint & Glass**
1305 Broadway Ave
Boise, Idaho 83706
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☐ **Fairview Paint & Glass**
6020 Fairview Ave.
Boise, Idaho 83704
376-4431

☐ **State Paint & Glass**
3816 West State St
Boise, Idaho 83703
336-7210

☐ **Nampa Paint & Glass**
816 3rd Street So
Nampa, Idaho 83651
466-3547

☒ **Caldwell Paint & Glass**
916 Cleveland Blvd.
Caldwell, Idaho 83605
459-0838

☐ **Ontario Paint & Glass**
94 West Idaho
Ontario, Oregon 97914
889-9607

Quality Products - Professional Service

GLASS ESTIMATE FORM

Name Farmway Village Date 5-6-93

Address Dave Linden

459-2232

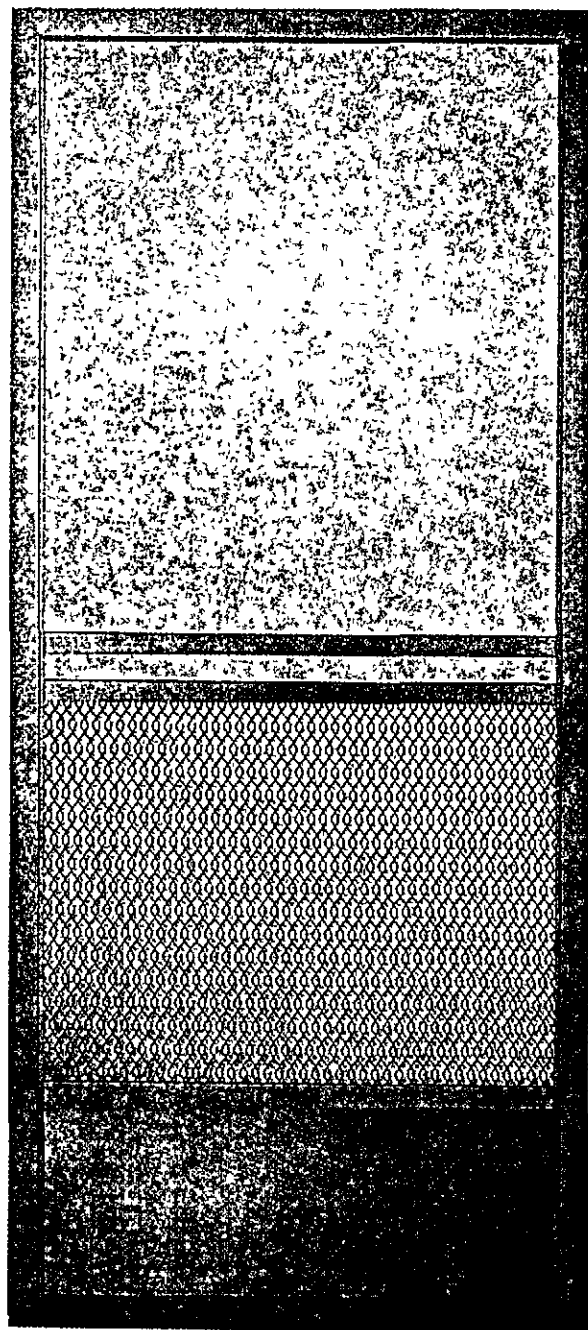
QTY	DESCRIPTION	PRICE	EXTENSION
72	Screen Doors with Extra High Kick Plate or nullin Bar 1102 Bar white or mill Storm or Winterseal 1085 2pc Screen	Mill 1176 ⁵⁰ Wh 1299 ¹	8470 ⁸⁰ 9317 ⁵²
	hinged screendoor TRU FRAME 1pc Screen built in grille (Aluminum color) MARINA	Mill 54 ⁰⁰	3888 ⁰⁰
	RIVIERA White	7206	5188 ³²
	FRT PREPAID FROM CALIF.		
	Winterseal 1085 Storm Door - Same		
	Labor		

IMPORTANT - This is an estimate not an invoice.

Subtotal

Sales Tax

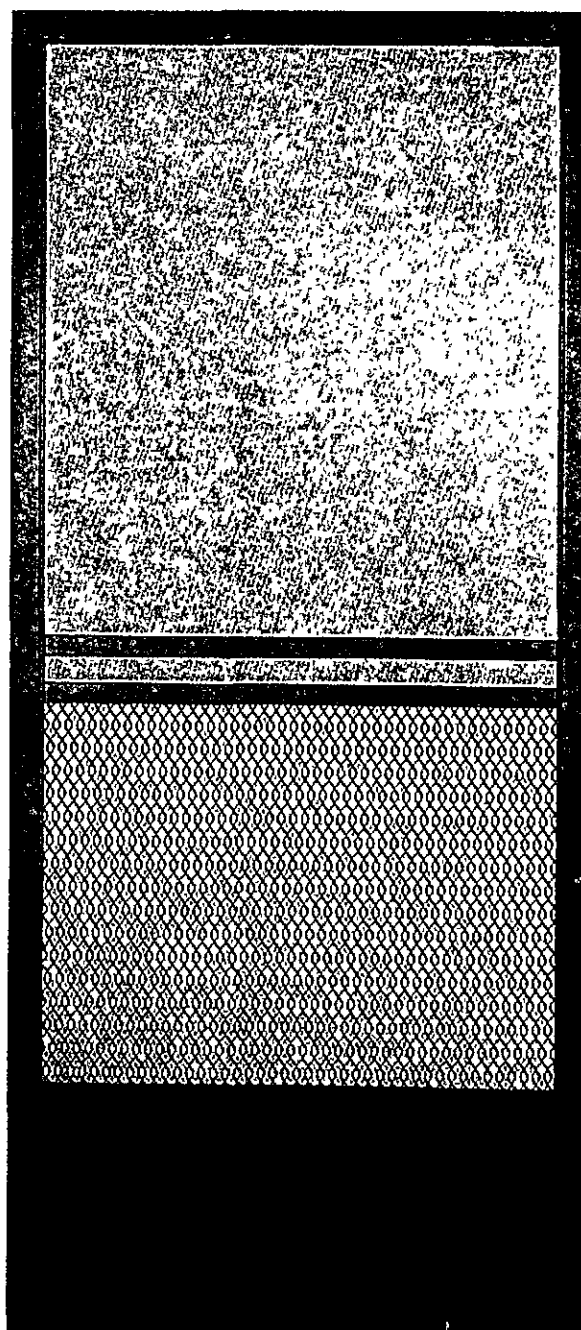
Total



MARINA

A220MF

Solid constructed 2" x 3/4" extruded type frame. Aluminum corner locks installed with four truss head screws in each corner. Full 12" diamond embossed kickplate, strong expanded aluminum grille, two 1 1/4" pushbars. Heavy duty hinge and bottom adjustment channels. Available in MILL finish.



RIVIERA

A200BA

Luxurious look of BRONZE ANODIZED aluminum extrusion and bronze painted kickplate put this screen door in a class by itself. It has all the features of the 200SA, including two mortise hinges riveted to a heavy-duty expander channel. Individually poly-bagged with high quality black hardware. Also available in WHITE painted finish.



TRU-FRAME
A name you can build on

a product of B. Long Co.



**CROWDER ASSOCIATES
ARCHITECTURE & PLANNING**

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

CONSTRUCTION REPORT NO: THIRTY-SEVEN
PROJECT: CALDWELL HOUSING AUTHORITY
LOCATION: CALDWELL, IDAHO
DATE: APRIL 19, 1993
TIME: 3:00 P.M.
WORK ON SCHEDULE: YES
WEATHER CONDITIONS: CLEAR, 60 DEGREES
PRESENT ON SITE: TED PARROTT; FRAMING CREWS; FINISH CARPENTERS

WORK IN PROGRESS:

COMPLEX A· WORK ON REMAINING SHORT LIST ITEMS CONTINUING

COMPLEX B· WORK ON REMAINING SHORT LIST ITEMS CONTINUING

COMPLEX C·

BUILDING C-1· EXTERIOR IS PAINTED, ROOFING IS COMPLETE; INTERIOR IS TAPED, TEXTURED AND PAINTED. INTERIOR TRIM & HANGING DOORS IN PROGRESS. CONCRETE DECKS POURED.

BUILDING C-2 EXTERIOR IS PAINTED; ROOFING IS COMPLETE, INTERIOR IS TAPED, TEXTURED, PAINTED INTERIOR TRIM HAS BEGUN CONCRETE DECKS POURED

BUILDING C-3: EXTERIOR AND INTERIOR ARE PAINTED; ROOFING COMPLETE; CABINETS AND COUNTERTOPS SETS, PLUMBING & ELECTRICAL FIXTURES SET; VINYL FLOORING NEARING COMPLETION

BUILDING C-4: EXTERIOR PAINTED; ROOFING COMPLETE; INTERIOR TAPED, TEXTURED AND PAINTED; CABINETS AND COUNTERTOPS SET, PLUMBING & ELECTRICAL FIXTURES SET; PREPARING FLOORS FOR FLOOR COVERING, CONCRETE PATIOS POURED.

BUILDING C-5: CONCRETE PATIOS POURED; EXTERIOR PAINTED; ROOF COMPLETE; INTERIOR TAPED, TEXTURED AND PAINTED; CABINETS AND COUNTERTOPS SET; ELECTRICAL AND PLUMBING FIXTURES SET, VINYL FLOORING NEARLY COMPLETE

COMPLEX D

BUILDING D-1 ROOFING COMPLETE, SIDING COMPLETE AND PAINTED; INTERIOR IS TAPED, TEXTURED AND PAINTED.

BUILDING D-2: FRAMING ESSENTIALLY COMPLETE; ROOF IS DRY SHEETED; ELECTRICAL & PLUMBING ROUGH-IN COMPLETE

BUILDING D-3: FRAMING NEARLY COMPLETE, ROOF SHEATHED, SIDING, WINDOWS COMPLETE; ELECTRICAL & PLUMBING ROUGH-IN IN PROGRESS

CONSTRUCTION REPORT NO THIRTY-SEVEN

OFFICE BUILDING: OCCUPIED; SHORT LIST ITEMS BEING CORRECTED.

STORAGE BUILDINGS NEARLY READY FOR PUNCH LIST INSPECTION; COMPLETION AND INSPECTION DELAYED BY MUDDY SITE CONDITIONS.

ROOFING OF MASONRY BUILDINGS: ALL ROOFS FLASHED AND READY FOR TOPCOAT WORK ON CAP SHEET HAS RESUMED.

ASBESTOS ABATEMENT HOLDING UNTIL ADDITIONAL BUILDINGS BECOME AVAILABLE

ACTION REQUIRED:

AT TWO STORY BUILDINGS, CHECK NAILING IN STAIRWELLS FOR EXPOSED NAILS, ALSO CHECK FRAMING TO ASSURE THAT SHEETROCK WALLS WILL BE SMOOTH, WITH NO FRAMING MEMBERS CAUSING UNEVEN WALLS

ASSURE THAT GABLE END FRAMING ANCHORS ARE IN PLACE WHERE REQUIRED

ASSURE THAT SEWER CLEANOUTS LOCATED ON CONC. DECKS ARE FLUSH WITH DECK

ASSURE THAT SHELF CLEATS ARE CUT TO MATCH SHELF SIZE

CHECK INTERIOR PAINT COVERAGE; TOUCH UP/REPAIR WALLS DAMAGED AND MARRED AS CONSTRUCTION CONTINUES, ESPECIALLY FOLLOWING FLOORING INSTALLATION.

DRILL SHELVES IN UTILITY AREAS FOR DRYER HOSE

PROVIDE REQUIRED BREAK BETWEEN SIDING AND CONCRETE DECK TO PREVENT WICKING ACTION.

ASSURE THAT FIRE BLOCKING IS INSTALLED BEHIND FURR-DOWN PRIOR TO HANGING SHEETROCK OR CABINETS AS SPECIFIED - TYPICAL AT ALL PARTY WALLS

INSTALL HURRICANE CLIPS AT ROOF TRUSSES

INSTALL SHIMS AT WINDOW AND DOOR HEADERS WHERE NEEDED, PRIOR TO HANGING GYP BD.

ASSURE THAT TEMPERED GLASS IS IN PLACE WHERE REQUIRED ADJACENT TO DOORS

ASSURE THAT ACCESS IS PROVIDED FOR ALL LOW ROOF AREAS ON TWO STORY BUILDINGS.

Осцирхену

[illegible][illegible]

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Caldwell, Idaho 83605
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Ontario, Oregon 97914
889-9607

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GLASS ESTIMATE FORM

Name Farmway Village Date 5-6-93

Address Dave Linden
459-2232

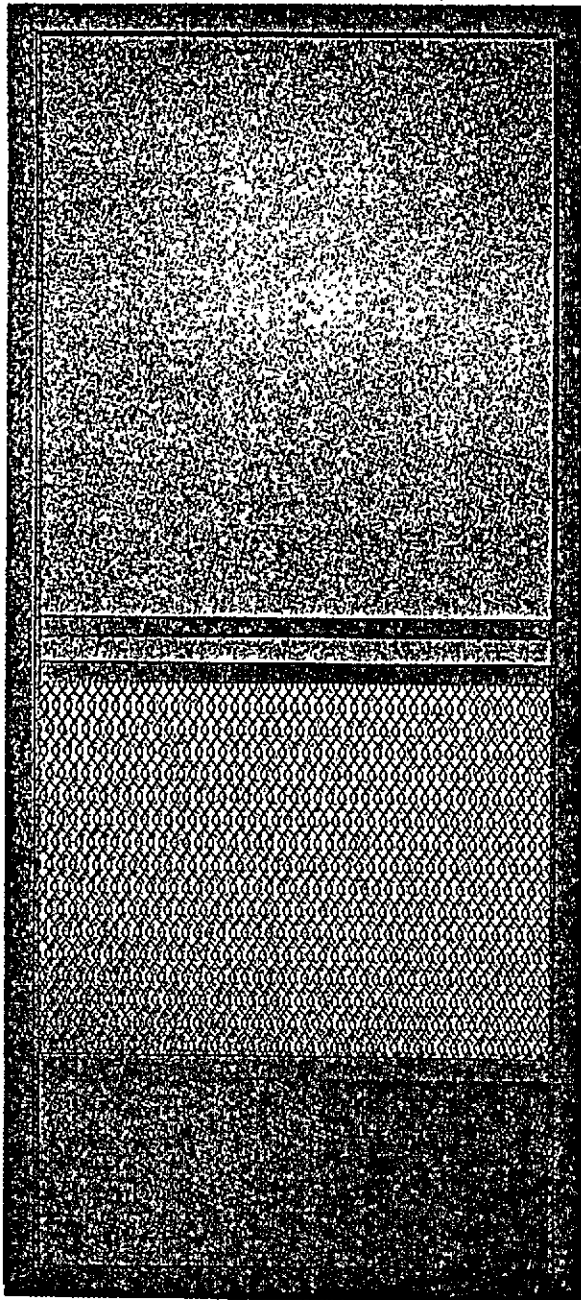
QTY	DESCRIPTION	PRICE	EXTENSION
72	Screen Doors with Extra High Kick Plate or nullin Bar 1102 Bar white or mill Storm or Winterseal 1085 2pc Screen	Mill 1179 ⁵⁰ Wh 1294 ¹	8470 ⁸⁰ 9317 ⁵⁰
	hinged screen door TRU FRAME 1pc Screen built in grille (Aluminum color) MARINA	Mill 54 ⁰⁰	3888 ⁰⁰
	RIVIERA	White 7206	5188 ³²
	FRT PREPAID FROM CALIF.		
	Winterseal 1085 Storm Door - Same		
	Labor		

IMPORTANT - This is an estimate not an invoice

Subtotal

Sales Tax

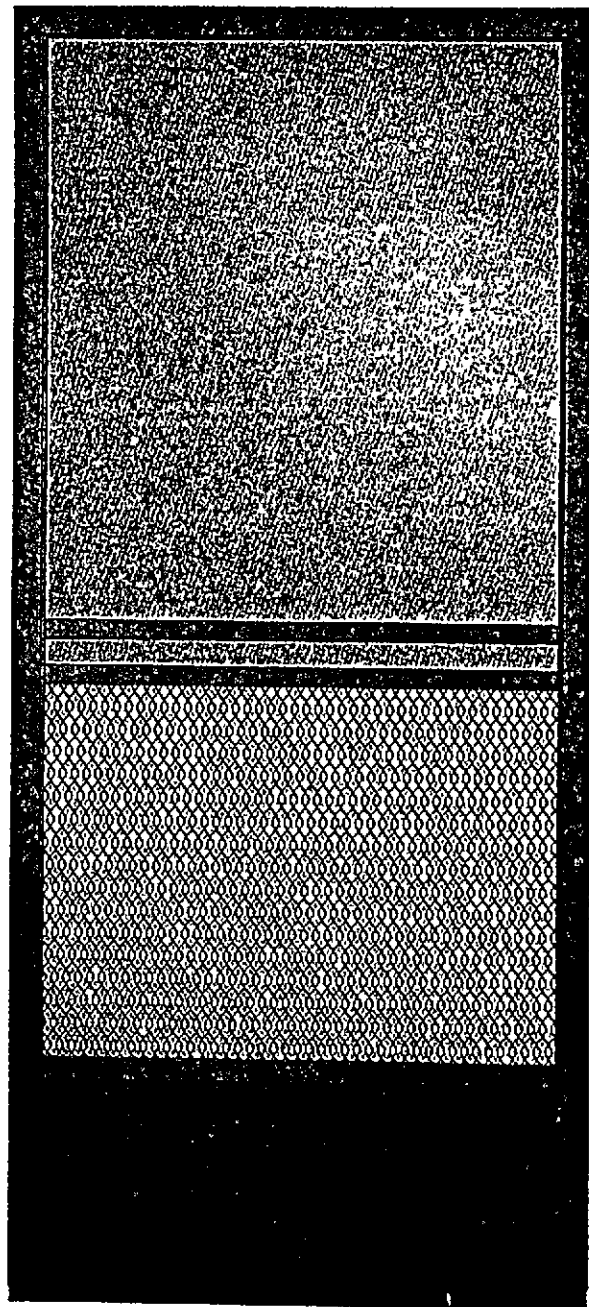
Total



MARINA

A220MF

Solid constructed 2" x 3/4" extruded type frame. Aluminum corner locks installed with four truss head screws in each corner. Full 12" diamond embossed kickplate, strong expanded aluminum grille, two 1 1/4" pushbars. Heavy duty hinge and bottom adjustment channels. Available in MILL finish.



RIVIERA

A200BA

Luxurious look of BRONZE ANODIZED aluminum extrusion and bronze painted kickplate put this screen door in a class by itself. It has all the features of the 200SA, including two mortise hinges riveted to a heavy-duty expander channel. Individually poly-bagged with high quality black hardware. Also available in WHITE painted finish.



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(208) 377-2870
FAX (208) 322-5886

May 11, 1993

Dave Linden
Caldwell Housing Authority
P. O. Box 70
Caldwell, ID 83606

Dear Dave:

This letter is pursuant to the recent discussion of the Caldwell Housing Authority regarding the planned closing of masonry apartment buildings during winter months. You may recall, that during the design process, there were discussions concerning the use of masonry buildings and the improvements that would be required if the units were to be occupied on a year-round basis. These masonry buildings were originally designed, constructed, and built to provide seasonal housing for farm workers. As a result, the units do not have adequate insulation or heating capabilities to allow their use on a year-round basis. The Housing Authority approved a \$146,232 change order to reroof all of the existing masonry buildings, and at that time it was decided that these buildings would be used only during the summer months. If units are to be occupied on a year-round basis, it is my opinion that: (1) additional insulation must be provided in the walls and ceilings; (2) additional ventilation must be provided; and (3) new heating systems are needed to allow safe occupancy of the buildings. It is also my opinion that allowing occupancy of these buildings during winter months without such improvements will cause the same types of deterioration and damage to the buildings that have been experienced in these units in the past. Inadequate insulation and ventilation will cause the build-up of mold as a result of moisture accumulation inside the buildings. It will cause moisture to gather on the underside of the roofing deck and will lead to freeze-thaw and moisture damage, not only to the roof but also to plywood sheathing and concrete portions of the roof structure.

I strongly recommend that the Housing Authority consider any available alternative rather than allowing year-round occupancy of the existing masonry buildings. If it is determined that no other alternative exists and that the Housing Authority has no choice but to allow occupancy of these buildings, I believe that the Housing Authority should consider providing supplementary heat to the buildings, the addition of exhaust fans, and the exploration of alternatives for providing additional insulation in the buildings.

If additional information is needed in this matter, please feel free to contact me.

Sincerely,

CROWDER ASSOCIATES


Ray Crowder, AIA
RC/mae
lrcha



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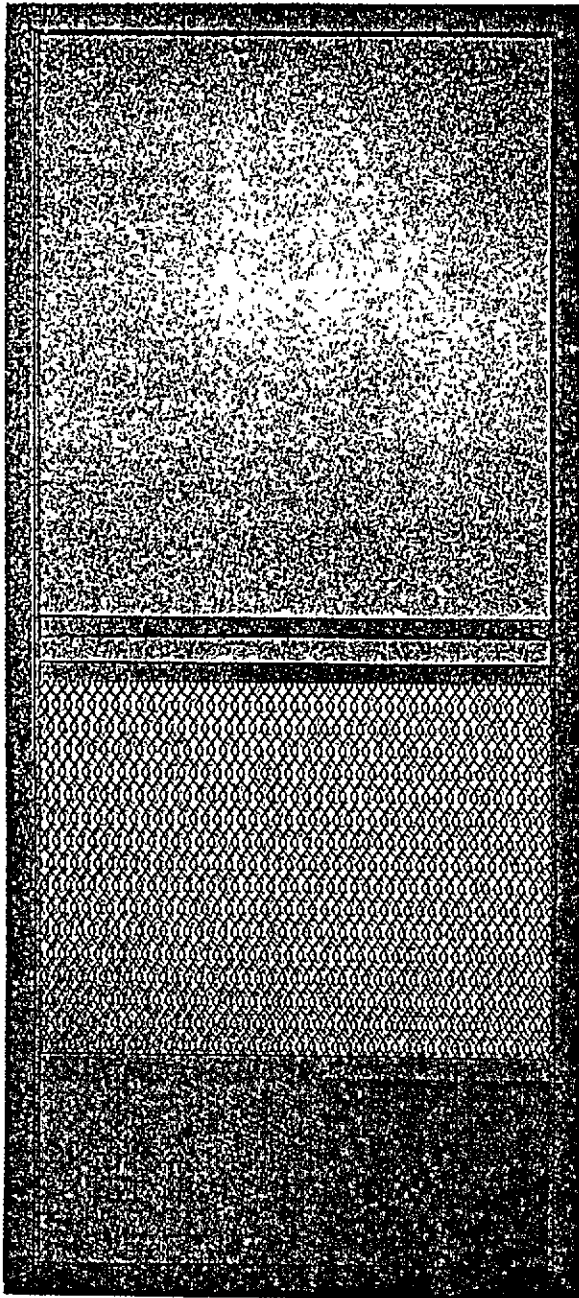
Name Farmway Village Date 5-6-93

Address Dave Linden
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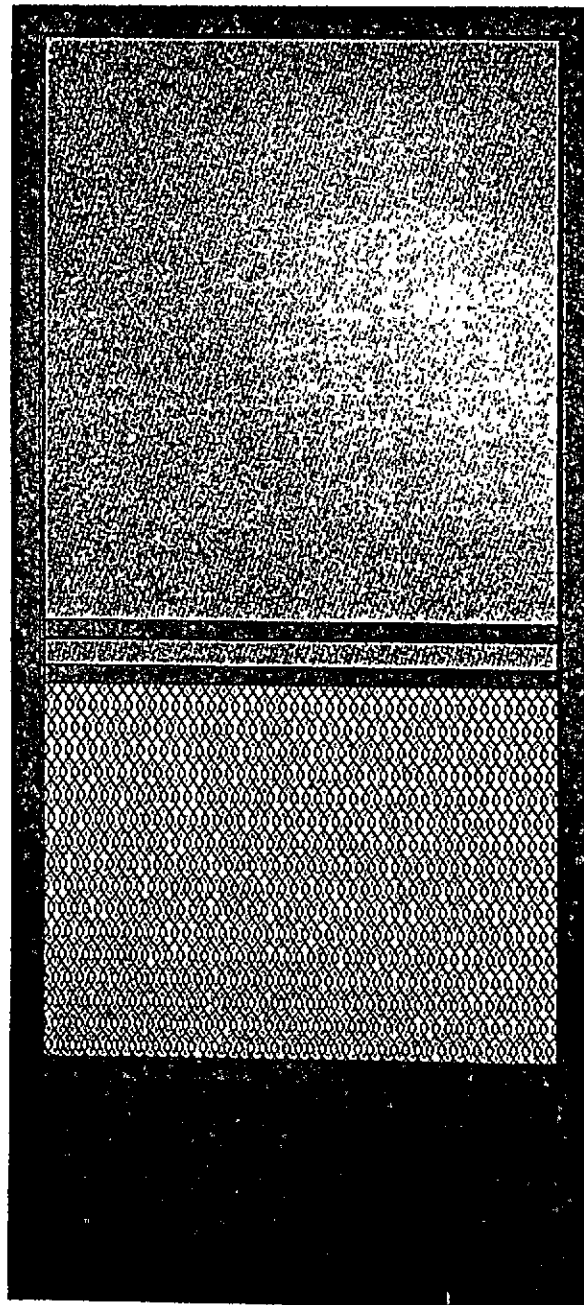
Subtotal	
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