

# HOUSING AUTHORITY

of the  
CITY of CALDWELL  
P. O. Box 70  
Caldwell, Idaho 83605  
(208) 459-2232  
October 26, 1994

## C O M M I S S I O N E R S M E E T I N G

### A G E N D A

1. Update on plans and bid information  
Ray
2. Other information requested by FHmA  
Jay
3. Lagoon & well update & deputy update
4. Financial statement (Sept '94)

Commissioners Meeting  
10/26/94

All present also Ray Crowder, Jay Smithman

1. **SIGNS** Install stop and yield signs along with speed signs.
2. **MOTION** Motion by Lew Kerfoot and seconded by Paul Okamura to extend by one year the lease to Terry Reilly Clinic for \$200.00 per month and/or negotiate to mutual satisfaction a rate increase when Terry Reilly is able to secure grant funding to replace what they lost. Motion carried.
3. **MOTION** A motion by Paul Okamura and seconded by Lew Kerfoot to give the Chairman and Secretary authorization to sign for the Housing Authority the following documents:  
Application for Federal Assistance // Affirmation Fair Housing Marketing Plan // Detailed Operating Budget (From first of typical year) // Request for 100% Rental Assistance Lobbying Certificate for Contract Grants & Loans  
Motion carried
4. **ARCHITECT** Ray mentioned that new regulations are in effect that require fencing to be 60 ft from center line of road.
5. **MOTION** A motion by Lew Kerfoot and seconded by Estella Zamora to accept the Bond Counsel Documents prepared by Skinner, Faucet & Mock for approximately \$4,500 to 5,500 plus out-of-pocket expense and provide the Chairman with authorization to sign said documents. Motion carried.
6. **MOTION** A motion by Paul Okamura and seconded by Estella Zamora to accept a Legal Service Agreement. Such Agreement would retain William F. Gigray Jr. to review contracts and bonds, etc at the rate of \$100.00 per hour. Also to authorize the Chairman to sign this agreement. Motion carried
7. **MOTION** A motion by Paul Okamura and seconded by Lew Kerfoot to authorize JUB to proceed to prepare specifications & plans for an additional cell in our lagoon system. Motion carried.
8. Lew Kerfoot and Paul Okamura agreed to visit with Rick Hardcastle to help determine what will be needed to change the sprinkler system from domestic to irrigation water.

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# HOLLADAY ENGINEERING CO.

ENGINEERS • CONSULTANTS

1431 Bus. Alt.-Hwy. 95      P.O. Box 235      Payette, ID 83661  
(208) 642-3304 • Fax # (208) 642-2159

October 3, 1994

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

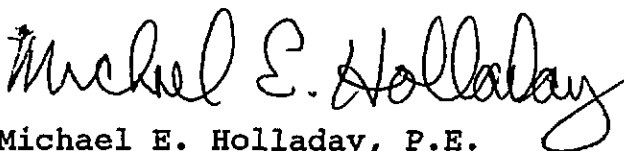
Re: Caldwell Housing Authority Supplemental Well  
Project No. 061193

Dear Mr. Linden:

Attached to this letter is a copy of the proposed well construction for the domestic well for the Caldwell Housing Authority. This is based on 180' deep well. The depth of the well can be changed and altered, depending on what you arrive at with the final design and layout from the Housing Authority's standpoint.

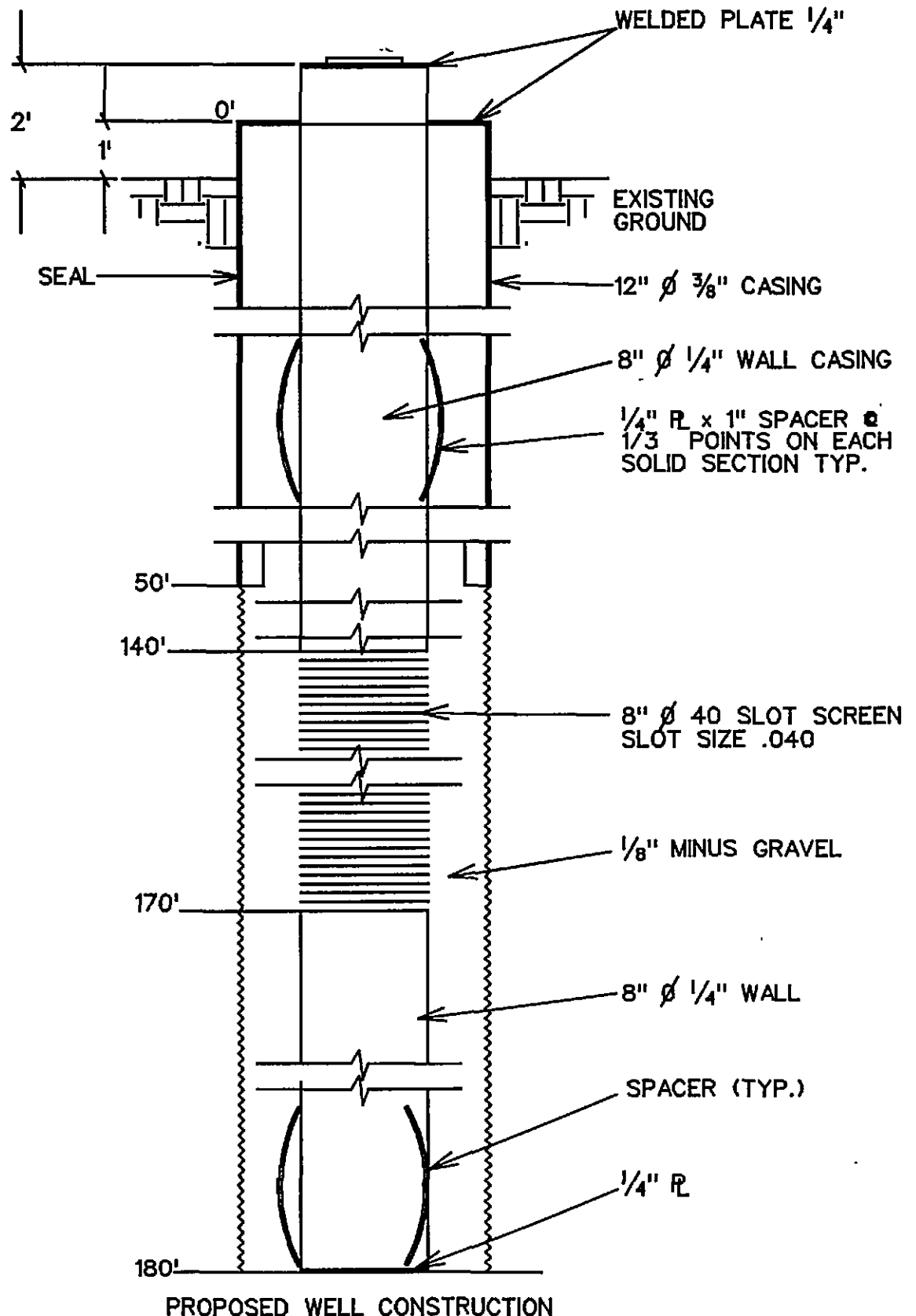
If you have any questions, please call.

Sincerely,  
HOLLADAY ENGINEERING CO.

  
Michael E. Holladay, P.E.

MEH/dq

Attachment



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**ENGINEERING CO.**  
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 PAYETTE, IDAHO 83661  
 208-642-3304  
 FAX, 208-642-2159

**DOMESTIC WELL**  
**CALDWELL HOUSING AUTHORITY**

JOB NO. 061193      DATE, SEPT. 1994      TIME.      DN FGD CK MEH



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December 23, 1993

Mr. David Linden  
Caldwell Housing Authority  
P.O. Box 70  
Caldwell, ID 83605

Re: Well and Water System Improvement Project  
Project No. 050592

Dear Mr. Linden:

I have reviewed the cost of rehabilitating the old well and the cost of constructing a new well. Based on my review, I have the following probable cost range for you and your Board to review at your next meeting so we can proceed with this project if you so desire;

- A. The construction of a new 10" diameter well to approximately 150' would have a cost range of \$7,500 and \$15,000. The cost difference would be involved with the choice of design as to spotted casing or stainless steel screen section.
- B. The cost of rehabilitating the existing well that is approximately 700' deep, is very difficult to give a narrow range of cost. The probable cost of installing 5" screens and rehabilitating that well would be somewhere between \$10,000 and \$30,000. Most well drillers will not touch this, except on time and materials, so it is virtually impossible to get a very close figure on the time and cost involved.

If you have any questions, please call.

Sincerely,  
HOLLADAY ENGINEERING CO.

Michael E. Holladay, P.E.

MEH/db

## ENGINEERING SUMMARY FARMWAY VILLAGE CALDWELL IDAHO

### INTRODUCTION

The Housing Authority of Caldwell owns and operates a farm labor camp that serves the Caldwell area. The labor camp has recently undergone a series of improvements to the housing facilities. Many of the existing facilities were replaced with modern units and several additional units were added. The Housing Authority estimates that approximately 1,250 residents can currently reside at the facility. Provisions for an a total population of 1,625 residents need to be constructed. The housing authority authorized this summary based upon a total of 1,625 residents.

### EXISTING CONDITIONS

J-U-B ENGINEERS Inc. has been working with the Housing Authority since May, 1992 to bring its wastewater treatment facility up to applicable standards. We have made several site visits and have suggested many improvements to the facility, most of which have been accomplished. Data gathered and examined over the last two years suggest that the following parameters are representative of the facility.

Flow	376 gallons per person per day
BOD	0.62 pounds per person per day
SS	0.62 pounds per person per day

BOD — Biochemical oxygen demand  
SS — Suspended solids

These parameters were arrived at by studying the facility's 1992 through 1994 data and should be representative of the facility, the occupants' living conditions, and use habits. We recognize that these values may seem higher than traditionally reported textbook values, but they appear to be representative of the facility. The average BOD per capita has been seen in other small towns around the area.

The existing wastewater treatment facility consists of a screening and flow monitoring structure and a two-cell aerated lagoon followed by hypochlorination and a chlorine contact chamber.

Screening is accomplished by a coarse bar rack set upstream in the flow monitoring structure. Immediately downstream of the bar rack is a Parshall flume. Here instantaneous flow monitoring can be accomplished. Wastewater then flows to the first cell of the two-cell treatment process.

Farmway Village Engineering Summary  
October 13, 1994  
Page 2

Cell One is lined with hypolon liner and has an approximate volume of 91,480 cubic feet. This cell is equipped with a 5-horsepower surface aerator. Cell One is square in surface area shape. Flow from Cell One goes to Cell Two where additional treatment takes place. Cell Two has one 3-horsepower surface aerator and an approximate volume of 187,400 cubic feet. Cell Two is rectangular in shape with the one aerator installed near one end.

The outfall from Cell Two flows from the level control structure to the chlorine contact chamber. Chlorination is accomplished by mean of a variable speed hypochlorinator. Feed for the hypochlorinator is a barrel of 12.5-percent solution.

Discharge from the chlorine contact chamber is into an irrigation canal.

The discharge limits for the facility are 45 milligrams/liter BOD and 70 milligrams per liter SS. State water quality criteria apply to other wastewater constituents.

#### **FUTURE REQUIREMENTS**

Based upon the prior information, the new flow to the facility of approximately 376 gallons per capita per day, multiplied by the future population of 1,625, yields a future average flow rate of 611,000 gallons per day. Experience has indicated that hydraulic detention times of between six-eight days is the minimum at which an aerated lagoon system can properly function. We recommend that the six-day detention time be utilized. Our reasoning for choosing the lower value is based upon the belief that the maximum population will be experienced during the summer months. And during the summer the water temperature will warm enough to support higher treatment rates than in the winter months. Based upon the six-day detention time, this yields a total lagoon volume of approximately 3,666,000 gallons.

The existing two cells have a total estimated volume of 2,086,000 gallons. Therefore an additional 1,579,977 gallons of lagoon volume should be constructed. We propose to construct one new lagoon cell approximately six feet deep. The shape of the basin will be configured to make use of the existing site.

The function of Cell Two will be changed from quiescent settling to aeration by the addition of two 3-horsepower surface aerators. This will provide the additional oxygen required to metabolize the organic matter. The new third cell will function as the quiescent settling area. A 3-horsepower surface aerator will be installed to gently mix this cell to help keep SS concentrations associated with algae within permit limits.

The total estimated costs of the upgrades are approximately \$141,100. A copy of the cost estimate is attached.



J-U-B ENGINEERS, Inc.

HOUSING AUTHORITY OF CALDWELL  
 FARMWAY VILLAGE  
 WASTEWATER TREATMENT SYSTEM UPGRADE  
ENGINEERS ESTIMATE OF PROBABLE CONSTRUCTION COSTS  
 11-Oct-94

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>Quantity</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL ESTIMATED COST</u>
1	MOBILIZATION 5%	1	LS	\$5,000	\$5,000
2	EARTH WORK	2,500	CU YD	7	17,500
3	HDPE LINER	40,000	SQ FT	1	40,000
4	YARD PIPING	1	LS	8,000	8,000
5	TRANSFER STRUCTURE	1	LS	6,000	6,000
6	AERATORS	3	EA	5,500	16,500
7	CHLORINE LINE	100	LF	65	6,500
8	ELECTRICAL	1	LS	5,000	5,000
SUB TOTAL					\$104,500
ENGINEERING, SURVEYING, ADMINISTRATION, TESTING, AND CONTINGENCIES @ 35 %					\$36,600
<b>TOTAL ESTIMATED COST</b>					<b>\$141,100</b>

## CONTRACT AMENDMENT

This amends the lease dated May 1, 1993, between THE HOUSING AUTHORITY OF THE CITY OF CALDWELL, the lessor, and TERRY REILLY HEALTH SERVICES, the lessee. By mutual agreement, the lease is amended as follows:

1. The term of the lease is changed so that it will terminate one year later than originally planned - September 31, 1995 instead of September 31, 1994.
2. It is mutually understood that the rental rate of \$200.00 per month will continue until such time as lessee is able to secure new grant funding to replace that which was lost as the source of revenue to cover this expenditure. At such time, a rate increase will be expected and negotiated to mutual satisfaction.

THE HOUSING AUTHORITY OF THE CITY OF CALDWELL

By \_\_\_\_\_  
Chairman  
Lessor

TERRY REILLY HEALTH SERVICES

By \_\_\_\_\_  
Administrator  
Lessee



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October 3, 1994

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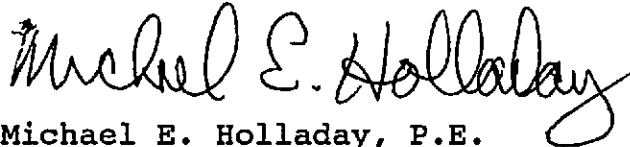
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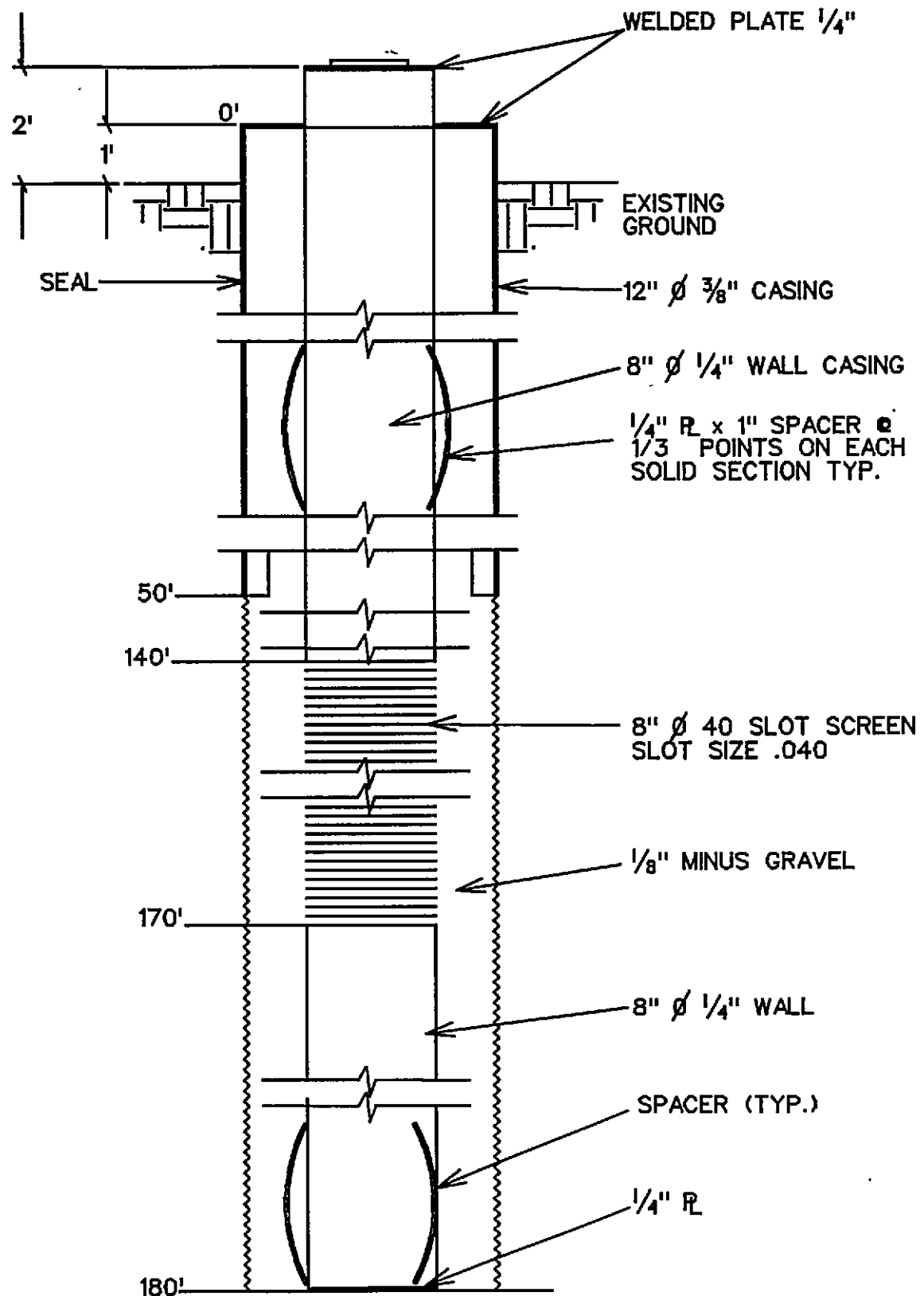
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Michael E. Holladay, P.E.

MEH/dq

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PROPOSED WELL CONSTRUCTION

	<b>HOLLADAY</b> <b>ENGINEERING CO.</b> ENGINEERS • CONSULTANTS	1431 HWY. 95, BUS. ALT. P. O. BOX 235 PAYETTE, IDAHO 83661 208-642-3304 FAX: 208-642-2159	<b>DOMESTIC WELL</b>
	JOB NO. <b>061193</b>	DATE. <b>SEPT. 1994</b>	TIME.

DN EGD CK MEH



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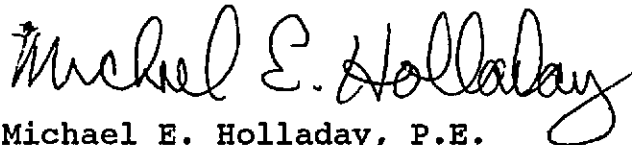
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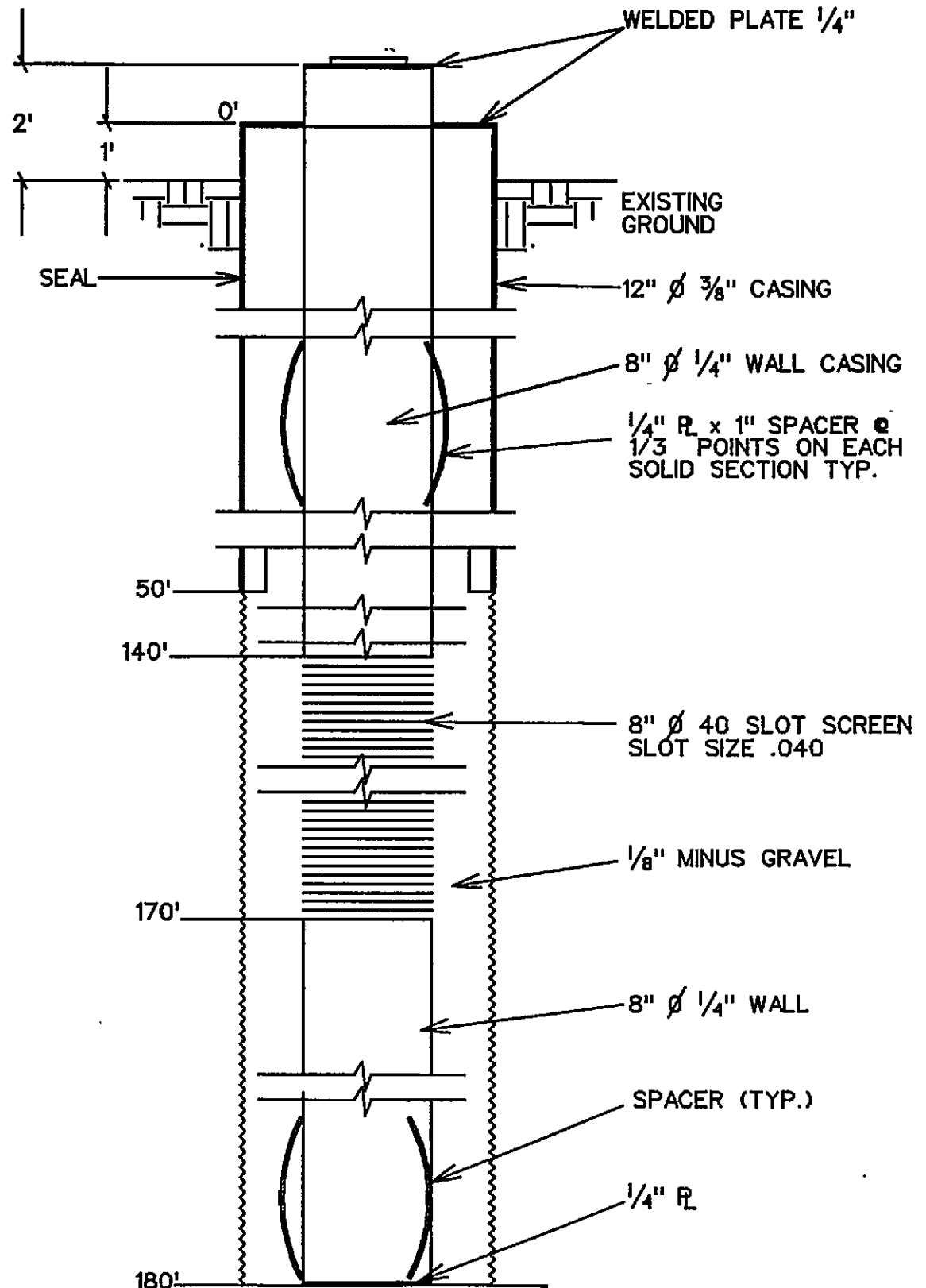
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**DOMESTIC WELL**

**CALDWELL HOUSING AUTHORITY**

JOB NO. 061193

DATE. SEPT. 1994

TIME.

DNFGD CK MEH



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## ENGINEERING SUMMARY FARMWAY VILLAGE CALDWELL IDAHO

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Farmway Village Engineering Summary  
October 13, 1994  
Page 2

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The outfall from Cell Two flows from the level control structure to the chlorine contact chamber. Chlorination is accomplished by mean of a variable speed hypochlorinator. Feed for the hypochlorinator is a barrel of 12.5-percent solution.

Discharge from the chlorine contact chamber is into an irrigation canal.

The discharge limits for the facility are 45 milligrams/liter BOD and 70 milligrams per liter SS. State water quality criteria apply to other wastewater constituents.

#### **FUTURE REQUIREMENTS**

Based upon the prior information, the new flow to the facility of approximately 376 gallons per capita per day, multiplied by the future population of 1,625, yields a future average flow rate of 611,000 gallons per day. Experience has indicated that hydraulic detention times of between six-eight days is the minimum at which an aerated lagoon system can properly function. We recommend that the six-day detention time be utilized. Our reasoning for choosing the lower value is based upon the belief that the maximum population will be experienced during the summer months. And during the summer the water temperature will warm enough to support higher treatment rates than in the winter months. Based upon the six-day detention time, this yields a total lagoon volume of approximately 3,666,000 gallons.

The existing two cells have a total estimated volume of 2,086,000 gallons. Therefore an additional 1,579,977 gallons of lagoon volume should be constructed. We propose to construct one new lagoon cell approximately six feet deep. The shape of the basin will be configured to make use of the existing site.

The function of Cell Two will be changed from quiescent settling to aeration by the addition of two 3-horsepower surface aerators. This will provide the additional oxygen required to metabolize the organic matter. The new third cell will function as the quiescent settling area. A 3-horsepower surface aerator will be installed to gently mix this cell to help keep SS concentrations associated with algae within permit limits.

The total estimated costs of the upgrades are approximately \$141,100. A copy of the cost estimate is attached.

J-U-B ENGINEERS, Inc.

HOUSING AUTHORITY OF CALDWELL  
 FARMWAY VILLAGE  
 WASTEWATER TREATMENT SYSTEM UPGRADE  
ENGINEERS ESTIMATE OF PROBABLE CONSTRUCTION COSTS  
 11-Oct-94

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>Quantity</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL ESTIMATED COST</u>
1	MOBILIZATION 5%	1	LS	\$5,000	\$5,000
2	EARTH WORK	2,500	CU YD	7	17,500
3	HDPE LINER	40,000	SQ FT	1	40,000
4	YARD PIPING	1	LS	8,000	8,000
5	TRANSFER STRUCTURE	1	LS	6,000	6,000
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