

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
March 22, 1995

COMMISSIONERS MEETING

A G E N D A

1. Consideration Bid results and contractor selection
Ray Crowder
2. Consideration of Bid funds and budget adjustments
Jay Smithman
3. Consideration of January, '95 financial statement

**SPECIAL COMMISSIONERS MEETING
MARCH 22, 1995**

PRESENT: All commissioners less Estella Zamora
ALSO: Brian Donaldson, Ray Crowder, Larry Stachler,
Jay Smithman

MOTION: That Don Young, the lowest bidder, has shown to the satisfaction of the Board that there was a mathematical error on his bid document, made when transferring totals from his bid sheets, in the amount of approximately \$180,000., which he brought to the attention of the owner within 5 days of the bidding, in requesting release from his bid. The Board was unanimous in granting his request. Motion carried.

MOTION: To accept the second lowest bidder, W. T. Seufert Construction, with all the alternate bids included, for \$2,784,521.00, with the Chairman and Secretary authorized to sign all contract documents. Motion carried.

The Architect mentioned that he had received two unsolicited comments critical of Seufert. He investigated and found the criticisms to be unfounded. Also, Mr. Seufert wants to construct the 4-plexs in phases. He expressed concern that Idaho power may not provide power promptly.

JUB: Brian Donaldson explained that the DEQ is a hold-up for the bid to be awarded. In the worse case scenario, Mr Donaldson thinks that a 2 week delay and a maximum of \$10,000.00 is the most that could change. The Commissioners responded with the following motion:

MOTION: To accept Woodstone, Inc's bid of \$127,277.00 for Lagoon construction contingent on DEQ's approval without additional cost needed. This motion made by Dave Cornwell and seconded by Lew Kerfoot. Motion carried.

Brian Donaldson also commented on the need for an additional well. He recommended that we try for a different aquifer from what we are drawing from now. If we take a survey of the well logs we may be able to determine the propriety of such an effort. He thought this would mean going, at least, 400 feet deep. He put high priority on fresh, clean and abundant water. The board suggested that we also meet next wednesday with Mike Holladay and listen to his views on the same matter.

**COMMISSIONERS MEETING
MARCH 22, 1995
PAGE TWO**

BUDGET FOR PHASE II: Jay Smithman presented, to the board, the new budget for phase II. Included were \$72,000.00 for new equipment. The board felt the funds set aside for this project but not used in the bid, could be better spent. They, then, set out some priorities that may assist them during the next meeting.

1. Back-up well
2. One new 4-plex
3. Upgrade of block bldgs
(Heating, Ventilation, Insulation)
4. Community Center Enlargement
5. Equipment

FINANCIAL STATEMENT: A motion by Paul Okamura and seconded by Lew Kerfoot approve the Financial Statement for January, 1995 was made and motion carried.

Next meeting is arranged for March 29, 1995. Michael Holladay will be invited to explain our well needs. Floor plan for the Community Center should be provided.

BID TAB - FARM LABOR HOUSING PROJECT, CALDWELL, IDAHO
 BID OPENING - MARCH 14, 1995

Landscope / Sence / ICC / Office 11 Days

CONTRACTOR	ACKNOWLEDGE ADDENDA	BID BOND	BASE BID	ALTERNATE NO. 1	ALTERNATE NO. 2	ALTERNATE NO. 3	ALTERNATE NO. 4	ALTERNATE NO. 5	FORMS REQ'D	NAMED SUBCON.
PACIFIC WEST		5%	2,879,954	35700	25909	94786	11629	24260	/	Pink Ch Lita HOSC Plumb Electric Cust. Serv Masonry
W.T. SEUFERT CONST.	/	5%	2,609,666	25000	22667	197151	12767	17270	/	Gerdy Lita Plumb Electric
SUNDANCE CONST. MANAGEMENT, INC.	/	5%	2,763,000	23000	24000	119400	14000	23000	/	Debest Lita TALBORG Mason
BARTON-BAWST.	/	5%	2,548,000	29000	22600	101900	12200	10900	/	Pink Ch Lita Welder
DON YOUNG CONST.									/	
CONNELLY CONST. CO.	/	5%	2,845,000	19990	23950	119300	29350	37860	/	otto - Plumb Boise Basin Electric Cenly Const. (HVAC)
SCOTT HEDRICK CONST.	/	5%	2,630,000 2720,000	28000	22000	120000	13500	11000	/	none listed
NEWBY-WIGGINS										
MORRISON-KNUDSEN CORP. D & M GROUP										

3072238

2784521

2966400

* 2724600

3095650

2914500

\$59,921.00
diff. b/w
let + 2nd

APPARENT LOW BIDDER TOTAL W/ALL ALTERNATES

3-14-95

JUB

Contractor Ord Bond Adv Bond

Wood-

Stang INC 5% 1,272,220

BMI Const. 5% 239,651

~~Washington~~ Const Corp. of Oregon 5% 954,500

Rezatez Const. INC 5% 132,000

Frenchs Inc 5% 129,600

27,246,000
2,127,277

2,051,877
1,180,000
2,951,877

BID TAB - FARM LABOR HOUSING PROJECT, CALDWELL, IDAHO
 BID OPENING - MARCH 14, 1995

Landscaper *Fence* *C.C* *office* *Door*

CONTRACTOR	ACKNOWLEDGE ADDENDA	BID BOND	BASE BID	ALTERNATE NO. 1	ALTERNATE NO. 2	ALTERNATE NO. 3	ALTERNATE NO. 4	ALTERNATE NO. 5	FORMS REQ'D	NAMED SUBCON.
PACIFIC WEST	YES	YES	2,879,954	35,700	25,909	94,786	11,629	24,260	YES	PARK CENTER LEA ELECTRIC CUSTOM METALS AND HEATING
W.T. SEUFERT CONST.	YES	YES	2,609,666	25,000	22,667	97,151	12,767	17,270	YES	YARDLEY LEA ELECTRIC
SUNDANCE CONST. MANAGEMENT, INC.	YES	YES	2,763,000	23,000	24,000	119,400	14,000	23,000	YES	DE BEST LEA ELECTRIC TML INC.
BARTON CONST.			NO BID							
DON YOUNG CONST.	YES	YES	2,548,000 <i>178,000</i> <i>2,700,000</i>	29,000	22,600	101,900	12,200	10,900	YES	PARK CENTER LEA ELECTRIC WHEELER
CONNELLY CONST. CO.	YES	YES	2,845,000	19,990	23,950	119,300	29,550	37,860	YES	OTTO BOISE BASIN CONNELLY
SCOTT HEDRICK CONST.	YES	YES	2,720,000	28,000	22,000	120,000	13,500	11,000	YES	NONE LISTED
NEWBY-WIGGINS			NO BID							
MORRISON-KNUDSEN CORP. O & M GROUP			NO BID							

GENERAL CONSTRUCTION
 CONTRACTORS

APPARENT LOW BIDDER	TOTAL	W/ALL ALTERNATES
DCN YOUNG CONST.	\$2,724,600	(BID WITHDRAWN)
W.T. SEUFERT CONST.	\$2,784,521	
SCOTT HEDRICK CONST.	\$2,914,500	

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
March 21, 1995

PRESENT CONTRACT: \$24,000.00 to mow and pick-up 30 acres.
(Dave Busch, aba/ Two machines take 2 days per week to do
DS Lawn & Garden) the above approximately 7 months per year.

TO DO	IN-HOUSE:	Machine cost:	\$23,587.00	
		Wage & Benefits:	7,656.00	*
		Repairs & Maintenance:	1,500.00	
		Fuel	100.00	
			\$32,843.00	1st year
		Year two through year five at:	9,256.00	per year
		Total:	\$69,867.00	5 years

* One machine will need 4 days per week or 32 hrs to mow 30 acres.
32 hrs: @ \$6.50
Benefits (27%): @ 1.75
264.00 per week
29 weeks/yr \$7,656.00 per year

PHASE II: Near the end of 1995 an additional 30 acres will be ready for landscaping and another machines as described above will be needed.

Present contract	(5 years):	\$120,000.00	
	In-House:	69,867.00	
	Savings:	50,133.00	
		x 2 machines	
	Total:	\$100,266.00	for 5 yrs



Nampa, Idaho 83651 • (208) 466-4611

CASE CONSTRUCTION



QUOTATION

CURT THIEL
Owner/Manager

QUOTATION TO CALDWELL HOUSING AUTHORITY
FARMWAY VILLAGE
22730 FARMWAY RD, CALDWELL ID
PRICES F.O.B. CALDWELL TERMS: COMMERCIAL PRICES

MARCH 21 1995
DELIVERY DATE
WITHIN 4 WEEK OF
SIGNED ORDER

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
ONE	NEW KUBOTA FZ 2400 4WD ZERO-TURNING FRONT DECK MOWER 24 HP KUBOTA DIESEL ENGINE HYDROSTATIC DRIVE TRANSMISSION	\$ 16,900	
	NEW RC-72-FZ21 MOWER DECK	\$ 3445	
	3 SPINDLE, SHAFT/BELT DRIVE, 72" CUT ONE SET OF WHEEL WEIGHTS	122	
		20467 ⁰⁰	
ONE	NEW KUBOTA FZ 2400 4WD ZERO TURNING, FRONT DECK MOWER 24 HP KUBOTA DIESEL ENGINE HYDROSTATIC DRIVE	\$ 16,900 ⁻	
	NEW RC-54-FZ21 MOWER DECK	2272 ⁻	
	3 SPINDLE, SHAFT/BELT DRIVE, 54" CUT	2138 ⁻	
	NEW F3056 GRASS CATCHER AND AXLE SHAFT EXTENSIONS	1272 ⁻	
	NEW F3054 TURBINE FAN KIT F9319 HYDRAULIC VALVE KIT (FOR HYDRAULIC CATCHER DUMP) WITH INSTALLATION LABOR	464 ⁻	
		23046 ⁰⁰	
	BF 1141 PLASTIC CANOPY (AS PICTURED IN BROCHURE) \$1541 (EACH) INSTALLED		
	MULTIPLE UNITS (3) THREE UNITS OR MORE AT ONE ORDER		

All agreements are contingent upon strikes, accidents or other delays unavoidable or beyond our control. These prices are for immediate acceptance and subject to change without notice and to revision to equalize any change in rate of freight at time of shipment. All applicable sales taxes must be added.

IDAHO TRACTOR, INC.

By Ray Beaman

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
March 22, 1995

Sweepster Model TP60 GED Pick-Up Sweeper

Farmway Village has 15 large parking areas and over 5 miles of curb and gutter to maintain. Presently we assign 10 -12 man hours per week to this type of cleaning. We are unable to clean the curbs and gutters all at one time. Since we have only a back-pack blower and shovels to do this cleaning, it requires approximately 6 weeks to do the whole job. From a dollar point of view the wages for this method run approximately \$3,000.00 per year.

Much more is needed. With Phase II added, there will be another 35 to 40% more curb and gutter to clean. With this addition added to our existing needs it is reasonable to care for this cleaning with mechanized help. This will help us avoid more hiring and keep long term cost down. Also, the whole Village would reflect better cleaning since would could do a better job and more often.

LABOR COST:	Without new machine:	\$3,000.00	per year
	Phase II:	2,000.00	" "
	Total:	\$5,000.00	per year
	With new machine:	800.00	per year
	Phase II:	200.00	" "
	Total:	\$1,000.00	per year
	Savings:	\$4,000.00	per year

Hiring the work done, without Phase II included, would run approximately \$1,200.00 per time or only 2 1/2 times per year using comparable cost limits. See proposal.

Cost of New Sweepster: \$15,500.00. The Sweepster would pay for itself in 3.9 years.


METROQUIP, INC.

 4449 Enterprise St.
 Boise, Idaho 83705
 Phone (208) 344-3318
 FAX # (208) 345-5931

21 March 1995

 Mr David Linden
 Caldwell Housing Authority
 P.O. Box 70
 Caldwell, Idaho 83606

RE: Sweepster Model TP60 Series Pick-up Sweepers

Dear Mr Linden:

I thought you may want a quote on the TP60 Series that I spoke to you on the phone about today.
 I am pleased to present the following quotation for your review and consideration:

One New Sweepster Model TP60 GED Pick-Up Sweeper,
 with these features:

- * 65 H.P. Wisconsin gasoline engine
- * Hydraulic dumping to 54"
- * 5 foot brush with 2 hyd. motor drive
- * Towing lights, stop and turn signals
- * One gutter broom
- * Battery included
- * Cab controls with wandering control box
- * 2 Cubic Yard Hopper

Price, FOB Caldwell...\$20,995.00

This model also comes with power provided by a PTO driven hydraulic motor. If your Kabota tractor has a standard PTO you may wish to consider this model. It is quite easy to hook up the PTO shaft and tow with your tractor.

One New Sweepster Model TP60 PTO Pick-Up Sweeper,
 with these features-

- * 5 Foot Brush powered by PTO
- * 22 GPM Hyd. system with pump provided
- * Brush driven by 2 hyd. motors
- * One Gutter broom
- * Controls at front of sweeper
- * Hydraulic dumping of hopper
- * Lights for towing, stop and turn signals

Price, FOB Caldwell...\$15,500.00

Options you may wish to add:

- Extra Gutter Broom.....\$995.00
- Water Sprinkler System...\$1,434.00

Best regards,


 Hollis Putnam

CURTIS CLEAN SWEEP, INC.

PROMPT
PROFESSIONAL
SERVICE

P.O. Box 44112
BOISE, IDAHO 83711-0112
(208) 343-7600
FAX (208) 343-2159

PROPOSAL SUBMITTED TO <i>Farm Way Village</i>		PHONE <i>208 459 2232</i>	DATE <i>3-22-95</i>
STREET <i>Po Box 20</i>		JOB NAME	
CITY, STATE and ZIP CODE <i>Caldwell Id 83606</i>		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

*Sweep and Detail All Paved Areas
1200.00*

*OR \$50.00 PER HOUR FOR TRUCK
AND 25.00 PER HOUR FOR BACKPACK BLOWING*

We propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

upon Receipt of Invoice dollars (\$ _____).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
March 22, 1995

Sweepster Model TP60 GED Pick-Up Sweeper

Farmway Village has 15 large parking areas and over 5 miles of curb and gutter to maintain. Presently we assign 10 -12 man hours per week to this type of cleaning. We are unable to clean the curbs and gutters all at one time. Since we have only a back-pack blower and shovels to do this cleaning, it requires approximately 6 weeks to do the whole job. From a dollar point of view the wages for this method run approximately \$3,000.00 per year.

Much more is needed. With Phase II added, there will be another 35 to 40% more curb and gutter to clean. With this addition added to our existing needs it is reasonable to care for this cleaning with mechanized help. This will help us avoid more hiring and keep long term cost down. Also, the whole Village would reflect better cleaning since would could do a better job and more often.

LABOR COST:	Without new machine:	\$3,000.00	per year
	Phase II:	2,000.00	" "
	Total:	\$5,000.00	per year
	With new machine:	800.00	per year
	Phase II:	200.00	" "
	Total:	\$1,000.00	per year
	Savings:	\$4,000.00	per year

Hiring the work done, without Phase II included, would run approximately \$1,200.00 per time or only 2 1/2 times per year using comparable cost limits. See proposal.

Cost of New Sweepster: \$15,500.00. The Sweepster would pay for itself in 3.9 years.

USDA-FmHA

Form FmHA 1930-7

Position 3

(Rev. 3-92) MULTIPLE FAMILY HOUSING PROJECT

Revised Budget: 03/22/95

PROJECT NAME	BORROWER NAME	BORROWER ID AND PROJECT NO.		COMMENTS
Farnway Village II	Housing Authority of the City of Caldwell			
	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	OR {YTD}
OPERATIONAL CASH SOURCES				
1. RENTAL INCOME	159,534			
2. FmHA RENTAL ASSISTANCE RECEIVED	126,972			
3. OCCUPANCY SURCHARGES RECEIVED	0			
4. LAUNDRY AND VENDING	0			
5. INTEREST INCOME	0			
6. TENANT CHARGES	0			
7. OTHER - PROJECT SOURCES	0			
8. LESS (Vacancy and Contingency Allowance) @ 5%	-10,905			
9. LESS (FmHA Approved Incentive Allowance)	0			
10. SUB-TOTAL {[1 THRU 7]-(8 & 9)}	275,601		0	0
NON-OPERATIONAL CASH SOURCES				
11. CASH - NON PROJECT	0			
12. AUTHORIZED LOAN (Non-FmHA)	0			
13. TRANSFER FROM RESERVE	0			
14. SUB-TOTAL (11 thru 13)	0		0	0
15. TOTAL CSH SOURCES (10 + 14)	275,601		0	0
OPERATIONAL CASH USES				
16. TOTAL O&M EXPENSES (From Part II)	110,322		0	0
17. FmHA DEBT PAYMENT	63,076			
18. FmHA PAYMENT (Overage)	0			
19. FmHA PAYMENT (Late Fee)	0			
20. FmHA PAYMENT (Occupancy Surcharge)	0			
21. TENANT UTILITY PAYMENTS	68,400			
22. TRANSFER TO RESERVE	33,802			
23. RETURN TO OWNER	0			
24. SUB-TOTAL (16 thru 23)	275,601		0	0
NON-OPERATIONAL CASH USES				
25. AUTHORIZED DEBT PAYMENT (Non-FmHA)	0			
26. LONG-TERM IMPROVEMENTS	0			
27. MISCELLANEOUS	0			
28. SUB-TOTAL (25 thru 27)	0		0	0
29. TOTAL CASH USES (24+28)	275,601		0	0
30. NET CASH (DEFICIT) (15-29)	0		0	0
CASH BALANCE				
31. BEGINNING CASH BALANCE	0			
32. ACCRUAL TO CASH ADJUSTMENT	0			
33. ENDING CASH BALANCE (30+31+32)	0		0	0

PART II - OPERATING AND MAINTENANCE EXPENSE SCHEDULE

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS OR (YTD)
1. MAINTENANCE & REPAIRS PAYROLL		18,000		
2. MAINTENANCE & REPAIRS SUPPLY		5,000		
3. MAINTENANCE & REPAIRS CONTRACT		0		
4. PAINTING AND DECORATING		3,500		
5. SNOW REMOVAL		1,500		
6. ELEVATOR MAINTENANCE/CONTRACT		0		
7. GROUNDS		10,000		
8. SERVICES		0		
9. FURNITURE & FURNISHING REPLACEMENT		2,060		
10. OTHER OPERATING EXPENSE		0		
11. SUB-TOTAL MAINT. & OPERATING (1 THRU 10)		40,060	0	0 0
12. ELECTRICITY		2,800		
13. WATER		3,250		
14. SEWER		4,250		
15. FUEL (Oil/Coal/Gas)		0		
16. GARBAGE & TRASH REMOVAL		5,742		
17. OTHER UTILITIES				
18. SUB-TOTAL UTILITIES (12 thru 17)		16,042	0	0 0
19. SITE MANAGEMENT PAYROLL		16,000		
20. MANAGEMENT FEE		0		
21. PROJECT AUDITING EXPENSE		3,600		
22. PROJECT BOOKKEEPING/ACCOUNTING		1,200		
23. LEGAL EXPENSES		1,500		
24. ADVERTISING		0		
25. TELEPHONE & ANSWERING SERVICE		1,200		
26. OFFICE SUPPLIES		2,000		
27. OFFICE FURNITURE AND EQUIPMENT		2,400		
28. TRAINING EXPENSE		1,450		
29. HEALTH INS. & OTHER EMP. BENEFITS (RETIREMENT)		12,014		
30. PAYROLL TAXES (FICA @ 6.2%)		2,108		
31. WORKMANS COMPENSATION (@ 3.6%)		1,224		
32. OTHER ADMINISTRATIVE EXPENSES (UNEMPLOYMENT @ 3.6%)		1,224		
33. SUB-TOTAL ADMINISTRATIVE (19 thru 32)		46,220	0	0 0
PERCENT OF FRINGE		0		
34. REAL ESTATE TAXES		0		
35. SPECIAL ASSESSMENTS		0		
36. OTHER TAXES, LICENSES & PERMITS		0		
37. PROPERTY & LIABILITY INSURANCE		0		
38. FIDELITY COVERAGE INSURANCE		0		
39. OTHER INSURANCE		0		
40. SUB-TOTAL TAXES & INSURANCE (34 thru 39)		0	0	0 0
41. TOTAL O&M EXPENSES (1+18+33-40)		110,322	0	0 0

 PART III - ACCOUNT BUDGETING STATUS

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS OR (YTD)
RESERVE ACCOUNT:				
1. BEGINNING BALANCE		0		
2. TRANSFER TO RESERVE		0		
TRANSFER FROM RESERVE		0		
3. OPERATING DEFICIT		0		
4. BUILDING REPAIR & IMPROVEMENTS		0		
5. EQUIPMENT REPAIR AND REPLACEMENTS		0		
6. OTHER NON-OPERATING EXPENSES		0		
7. TOTAL (3 thru 6)		0		
8. ENDING BALANCE [(1+2)-7]		0		
GENERAL OPERATING ACCOUNT:*				
BEGINNING BALANCE		0		
ENDING BALANCE		0		
REAL ESTATE TAX AND INSURANCE ESCROW ACCOUNT:*				
BEGINNING BALANCE		0		
ENDING BALANCE		0		
TENANT SECURITY DEPOSIT ACCOUNT:*				
BEGINNING BALANCE		0		
ENDING BALANCE		0		

(* Complete only when a Form FmHA 1930-8 is not required)

STANDARD FORM 424C
 BUDGET INFORMATION - CONSTRUCTION PROGRAMS

COST CLASSIFICATION	a. Total Cost participation (Column a-b)	b. Costs Not allowable for	c. Total Allowable
1. Administrative and Legal Expenses	35,000		35,000
2. Land, Structures, Right of Way, Appraisals, Etc.	0		0
3. Relocation Expenses and Payments	0		0
4. Architectural and Engineering Fees	83,500		83,500
5. Other Architectural and Engineering Fees	26,150		26,150
6. Project Inspection Fees	27,800		27,800
7. Site Work INCLUDED WITH CONSTRUCTION #9			0
8. Demolition and Removal	0		0
9. Construction	2,947,000		2,947,000
10. Equipment	72,000		72,000
11. Miscellaneous Interim Financing	27,800		27,800
12. Subtotal (Sum of Lines 1 - 11)	3,219,250	0	3,219,250
13. Contingencies based at 5%	160,963		160,963
14. Subtotal	3,380,213	0	3,380,213
15. Project (Program) income	0		0
16. Total Project Costs (Subtract #15 from #14)	3,380,213	0	3,380,213
17. Federal assistance requested, calculate as follows: Eligible Costs		100%	3,380,213

Total Development Costs	3,380,213
Total Amount of Grant	1,614,724
Total Amount of Loan	1,765,488
Percent of Grant	48%
Percent of Loan	52%
Annual FmHA Debt Repayment	63,076
Monthly FmHA Debt Repayment	5,256

Rental Assistance Calculations
INCOME

From Tenants:	8,863	X	30% X	60 Units	159,534
RA Contribution:	60	Units X	2,116		126,972
TOTAL INCOME					286,506

EXPENSES

Vacancy Rate Based at	5%	(After utility allowance deduction)		10,905
O & M:	60	Units @	1,839	110,322
Reserve:	3,380,213	X	1%	33,802
Utility Costs:	60	Units @	1,140	68,400
SUBTOTAL EXPENSES				223,430

Available for Amortization Expense 63,076

Estimated Maximum Loan (TDC = 3,380,213) 1,765,488

LH Loan 1,765,488

LH Grant (Difference between Loan and TDC) 1,614,724

Percent Loan 52%

Percent Grant 48%

PART IV - RENT SCHEDULE

A. CURRENT APPROVED RENTS

UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH RATE			TOTAL ANNUAL UTILITY ALLOWANCE (If used)	PER UNIT MONTHLY UTILITY ALLOWANCE	MONTHLY RENT LESS UTILITIES
TYPE	SIZE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD			
FOUR-PLEX	TWO-BEDROOM	20	380			91,200	0	0	20,400	85	295
FOUR-PLEX	THREE-BEDROOM	22	400			105,600	0	0	25,080	95	305
FOUR-PLEX	FOUR-BEDROOM	16	415			79,680	0	0	20,160	105	310
FOUR-PLEX	FIVE-BEDROOM	3	430			10,320	0	0	2,760	115	315
CURRENT TOTALS						286,800	NOTE	0			
60						BASIC		HUD	68,400		
						286,800					
					ANNUAL-UTIL	218,400					

H
E
HOLLADAY ENGINEERING CO.

ENGINEERS • CONSULTANTS

1431 Bas. Alt.-Hwy. 95

P.O. Box 235

Puyette, ID 83661

(208) 642-3304 • Fax # (208) 642-2159

March 21, 1995

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

Re: Caldwell Housing Authority Supplemental Well
Project No. 061193

Dear Mr. Linden:

The following is a proposal for an 8" diameter well 180 feet deep with a 12" exterior casing with grout seal. The cost of constructing the well and getting it ready for placing into production would be approximately \$17,500.

The cost of the pump and motor assembly including installation, minor electrical wiring and equipment for the unit to produce approximately 150 gallons a minute would be \$7,500. This is based on being able to use the existing building for location of the electrical equipment and being able to drill the well in close proximity so that no well house would have to be constructed over the new well nor would there have to be a long pipe line configuration to connect up to the existing facility.

This does not include engineering costs of the project. It is for actual construction and installation of the well and the pump and motor assembly.

If you have any questions, please call.

Sincerely,
HOLLADAY ENGINEERING CO.

Michael E. Holladay

Michael E. Holladay, P.E.

MEH/dq

\$ 125, per ft.

USDA-FmHA
 Form FmHA 1930-7 Position 3
 (Rev. 3-92) MULTIPLE FAMILY HOUSING PROJECT

Revised Budget: 03/22/95

PROJECT NAME	BORROWER NAME	BORROWER ID AND PROJECT NO.		
Farnway Village II	Housing Authority of the City of Caldwell			
	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS OR (YTD)
OPERATIONAL CASH SOURCES				
1. RENTAL INCOME	159,534			
2. FmHA RENTAL ASSISTANCE RECEIVED	126,972			
3. OCCUPANCY SURCHARGES RECEIVED	0			
4. LAUNDRY AND VENDING	0			
5. INTEREST INCOME	0			
6. TENANT CHARGES	0			
7. OTHER - PROJECT SOURCES	0			
8. LESS (Vacancy and Contingency Allowance) @ 5%	-10,905			
9. LESS (FmHA Approved Incentive Allowance)	0			
10. SUB-TOTAL {{1 THRU7}}-(8 & 9}}	275,601		0	0
NON-OPERATIONAL CASH SOURCES				
11. CASH - NON PROJECT	0			
12. AUTHORIZED LOAN (Non-FmHA)	0			
13. TRANSFER FROM RESERVE	0			
14. SUB-TOTAL (11 thru 13)	0		0	0
15. TOTAL CSH SOURCES (10 + 14)	275,601		0	0
OPERATIONAL CASH USES				
16. TOTAL O&M EXPENSES (From Part II)	110,322		0	0
17. FmHA DEBT PAYMENT	63,076			
18. FmHA PAYMENT (Overage)	0			
19. FmHA PAYMENT (Late Fee)	0			
20. FmHA PAYMENT (Occupancy Surcharge)	0			
21. TENANT UTILITY PAYMENTS	68,400			
22. TRANSFER TO RESERVE	33,802			
23. RETURN TO OWNER	0			
24. SUB-TOTAL (16 thru 23)	275,601		0	0
NON-OPERATIONAL CASH USES				
25. AUTHORIZED DEBT PAYMENT (Non-FmHA)	0			
26. LONG-TERM IMPROVEMENTS	0			
27. MISCELLANEOUS	0			
28. SUB-TOTAL (25 thru 27)	0		0	0
29. TOTAL CASH USES (24+28)	275,601		0	0
30. NET CASH (DEFICIT) (15-29)	0		0	0
CASH BALANCE				
31. BEGINNING CASH BALANCE	0			
32. ACCRUAL TO CASH ADJUSTMENT	0			
33. ENDING CASH BALANCE (30+31+32)	0		0	0

PART II - OPERATING AND MAINTENANCE EXPENSE SCHEDULE

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS OR (YTD)
1. MAINTENANCE & REPAIRS PAYROLL	18,000			
2. MAINTENANCE & REPAIRS SUPPLY	5,000			
3. MAINTENANCE & REPAIRS CONTRACT	0			
4. PAINTING AND DECORATING	3,500			
5. SNOW REMOVAL	1,500			
6. ELEVATOR MAINTENANCE/CONTRACT	0			
7. GROUNDS	10,000			
8. SERVICES	0			
9. FURNITURE & FURNISHING REPLACEMENT	2,060			
10. OTHER OPERATING EXPENSE	0			
11. SUB-TOTAL MAINT. & OPERATING (1 THRU 10)	40,060		0	0
12. ELECTRICITY	2,800			
13. WATER	3,250			
14. SEWER	4,250			
15. FUEL (Oil/Coal/Gas)	0			
16. GARBAGE & TRASH REMOVAL	5,742			
17. OTHER UTILITIES				
18. SUB-TOTAL UTILITIES (12 thru 17)	16,042		0	0
19. SITE MANAGEMENT PAYROLL	16,000			
20. MANAGEMENT FEE	0			
21. PROJECT AUDITING EXPENSE	3,600			
22. PROJECT BOOKKEEPING/ACCOUNTING	1,200			
23. LEGAL EXPENSES	1,500			
24. ADVERTISING	500			
25. TELEPHONE & ANSWERING SERVICE	1,200			
26. OFFICE SUPPLIES	2,000			
27. OFFICE FURNITURE AND EQUIPMENT	2,400			
28. TRAINING EXPENSE	1,450			
29. HEALTH INS. & OTHER EMP. BENEFITS (RETIREMENT)	12,014			
30. PAYROLL TAXES (FICA @ 6.2%)	2,103			
31. WORKMANS COMPENSATION (@ 3.6%)	1,224			
32. OTHER ADMINISTRATIVE EXPENSES (UNEMPLOYMENT @ 3.6%)	1,224			
33. SUB-TOTAL ADMINISTRATIVE (19 thru 32)	46,222		0	0
PERCENT OF PRINCE				
34. REAL ESTATE TAXES				
35. SPECIAL ASSESSMENTS				
36. OTHER TAXES, LICENSES & PERMITS				
37. PROPERTY & LIABILITY INSURANCE				
38. FIDELITY COVERAGE INSURANCE				
39. OTHER INSURANCE				
40. SUB-TOTAL TAXES & INSURANCE (34 thru 39)			0	0
41. TOTAL O&M EXPENSES (11+12+33-40)	110,222		0	0

 PART III - ACCOUNT BUDGETING STATUS

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS OR (YTD)
RESERVE ACCOUNT:				
1. BEGINNING BALANCE		0		
2. TRANSFER TO RESERVE		0		
TRANSFER FROM RESERVE		0		
3. OPERATING DEFICIT		0		
4. BUILDING REPAIR & IMPROVEMENTS		0		
5. EQUIPMENT REPAIR AND REPLACEMENTS		0		
6. OTHER NON-OPERATING EXPENSES		0		
7. TOTAL (3 thru 6)		0		
8. ENDING BALANCE {(1+2)-7}}		0		
GENERAL OPERATING ACCOUNT:*				
BEGINNING BALANCE		0		
ENDING BALANCE		0		
REAL ESTATE TAX AND INSURANCE ESCROW ACCOUNT:*				
BEGINNING BALANCE		0		
ENDING BALANCE		0		
TENANT SECURITY DEPOSIT ACCOUNT:*				
BEGINNING BALANCE		0		
ENDING BALANCE		0		

(* Complete only when a Form PaHA 1930-8 is not required)

STANDARD FORM 424C
 BUDGET INFORMATION - CONSTRUCTION PROGRAMS

COST CLASSIFICATION	b. Costs Not allowable for		c. Total Allowable
	a. Total Cost participation (Column a-b)		
1. Administrative and Legal Expenses	35,000		35,000
2. Land, Structures, Right of Way, Appraisals, Etc.	0		0
3. Relocation Expenses and Payments	0		0
4. Architectural and Engineering Fees	83,500		83,500
5. Other Architectural and Engineering Fees	26,150		26,150
6. Project Inspection Fees	27,800		27,800
7. Site Work	INCLUDED WITH CONSTRUCTION #9		0
8. Demolition and Removal	0		0
9. Construction	2,947,000		2,947,000
10. Equipment	72,000		72,000
11. Miscellaneous	Interim Financing 27,800		27,800
12. Subtotal (Sum of Lines 1 - 11)	3,219,250	0	3,219,250
13. Contingencies based at 5%	160,963		160,963
14. Subtotal	3,380,213	0	3,380,213
15. Project (Program) income	0		0
16. Total Project Costs (Subtract #15 from #14)	3,380,213	0	3,380,213
17. Federal assistance requested, calculate as follows: Eligible Costs		100%	3,380,213

Total Development Costs	3,380,213
Total Amount of Grant	1,614,724
Total Amount of Loan	1,765,488
Percent of Grant	48%
Percent of Loan	52%
Annual FmHA Debt Repayment	63,076
Monthly FmHA Debt Repayment	5,256

Rental Assistance Calculations
INCOME

From Tenants:	8,863	X	30% X	60 Units	159,534
RA Contribution:	60	Units X	2,116		126,972
TOTAL INCOME					286,506

EXPENSES

Vacancy Rate Based at	5%	(After utility allowance deduction)		10,905
O & M:	60	Units @	1,839	110,322
Reserve:	3,380,213	X	1%	33,802
Utility Costs:	60	Units @	1,140	68,400
SUBTOTAL EXPENSES				223,430

Available for Amortization Expense 63,076

Estimated Maximum Loan (TDC = 3,380,213) 1,765,488

LH Loan 1,765,488

LH Grant (Difference between Loan and TDC) 1,614,724

Percent Loan 52%

Percent Grant 48%

PART IV - RENT SCHEDULE

A. CURRENT APPROVED RENTS

UNIT DESCRIPTION		RENTAL RATES				POTENTIAL INCOME FROM EACH RATE				TOTAL ANNUAL UTILITY ALLOWANCE (If used)	PER UNIT MONTHLY UTILITY ALLOWANCE	MONTHLY RENT LESS UTILITIES
TYPE	SIZE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD				
FOUR-PLEX	TWO-BEDROOM	20	380			91,200	0	0	20,400	85	298	
FOUR-PLEX	THREE-BEDROOM	22	400			105,600	0	0	25,080	95	308	
FOUR-PLEX	FOUR-BEDROOM	16	415			79,680	0	0	20,160	105	310	
FOUR-PLEX	FIVE-BEDROOM	2	430			10,320	0	0	2,760	115	318	
						286,800	0	0				
		CURRENT TOTALS				BASIC	NOTE	HUD	68,400			
		60				286,800						
						218,400						

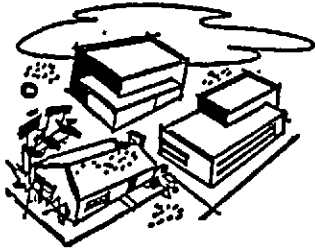
HOUSING AUTHORITY OF THE CITY OF CALDWELL

Established in 1946

P. O. Box 70

CALDWELL, IDAHO 83605

TELEPHONE
459-2222



CALDWELL FARMWAY VILLAGE HOUSING

BUDGET JAN. 1, 1995 through DEC. 31, 1995

<u>ACCOUNTS</u>	<u>INCOME 1994</u>	<u>BUDGET 1994</u>	<u>BUDGET 1995</u>
(5010) Dwelling Rent	\$ 482,101.00	\$ 399,174.00	\$ 463,104.00
(5020) Non-Dwelling Rent	8,880.00	8,500.00	8,880.00
(5030) Other Project Inc	10,672.00	8,000.00	9,140.00
(5050) Interest Income	9,721.00	7,000.00	9,400.00
	<u>\$ 511,374.00</u>	<u>\$ 422,674.00</u>	<u>\$ 490,524.00</u>

EXPENSES (PROJECTED)

(7310) Management Salaries	\$ 55,714.00	\$ 54,340.00	\$ 66,375.00
(7320) Maintenance Salaries	67,096.00	61,342.00	68,415.00
(7370) Electricity	16,664.00	15,000.00	17,300.00
(7470) State Retirement & FICA	22,409.00	20,537.00	25,960.00
(7480) Other Management Expense	26,840.00	16,400.00	18,100.00
(7500) Irrigation & Water	2,098.00	1,950.00	2,200.00
(7450) Blue Cross Insurance	26,074.00	26,856.00	29,545.00
(7530) Insurance, Property & Liability	25,689.00	20,965.00	22,500.00
(2310) Workmans Compensation	3,981.00	6,000.00	6,000.00
(7540) Legal & Accounting	10,127.00	11,250.00	10,000.00
(7580) Repairs & Maintenance	77,088.00	57,114.00	86,334.00
(7590)			
(7630) Sanitation, Garbage Removal	19,440.00	19,440.00	19,440.00
(7640) Lawn Care & Chemicals	24,854.00	18,125.00	24,000.00
(2320) Unemployment Tax	3,273.00	3,000.00	4,000.00
(2500) Debt Retirement	26,355.00	26,355.00	26,355.00
(3500) Debt Reserve	64,000.00	64,000.00	64,000.00
	<u>\$ 471,702.00</u>	<u>\$ 422,674.00</u>	<u>\$ 490,524.00</u>

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE ONE MONTH ENDED JANUARY 31, 1995
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1995 BUDGET	REMAINING BUDGET
Dwelling rent	\$ 40,338	\$ 40,338	\$463,104	\$ 422,766
Non-dwelling rent	740	740	8,880	8,140
Other project income	1,077	1,077	9,140	8,063
Interest income	119	119	9,400	9,281
Total revenues	\$42,274	\$ 42,274	\$490,524	\$ 448,250

STATEMENT OF EXPENDITURES
FOR THE ONE MONTH ENDED JANUARY 31, 1995
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1995 BUDGET	REMAINING BUDGET
Management salaries	\$ 5,478	\$ 5,478	\$ 66,375	\$ 60,897
RM & R salaries	6,241	6,241	68,415	62,174
Electricity	1,885	1,885	17,300	15,415
Unemployment tax	246	246	4,000	3,754
State retirement & FICA	2,226	2,226	25,960	23,734
Other management expense	1,795	1,795	18,100	16,305
Irrigation water			2,200	2,200
Insurance - Blue Cross	1,998	1,998	29,545	27,547
Insurance - other	1,094	1,094	28,500	27,406
Legal and accounting	784	784	10,000	9,216
Repairs and maintenance	5,029	5,029	86,334	81,305
Sanitation & garbage removal	1,620	1,620	19,440	17,820
Lawn care			24,000	24,000
Debt retirement	2,196	2,196	26,355	24,159
Debt reserve	4,000	4,000	64,000	60,000
Bank charges	45	45		(45)
Total expenditures	\$34,637	\$ 34,637	\$490,524	\$ 455,887

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED JANUARY 31, 1995
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY</u> <u>DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$ 64,647	\$ 100	\$ 656	\$20,117	\$1,026
Deposits:					
Operations	46,280				
Change fund	5,637		5,637		
Interest	88			30	
Transfers	14,160				
Disbursements:					
Operations	(51,761)			(11)	
Change fund	(5,637)		(5,637)		
Transfers	(4,000)				
End of month	69,414	<u>\$ 100</u>	<u>\$ 656</u>	<u>\$20,136</u>	<u>\$1,026</u>
Less: Accounts Payable	<u>(15,592)</u>				
Available after payment of current period payables	<u>\$ 53,822</u>				

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED JANUARY 31, 1995
(UNAUDITED)

OTHER FUNDS:

	CONSTRUCTION CHECKING	O & M FUND RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month		\$ 2,526		\$255,688
Deposits:				
Operations				
Transfers				4,000
Interest				
Disbursements:				
Operations				
Transfers				(14,160)
Interest				
Debt retirement				
End of month		<u>\$ 2,526</u>		<u>\$245,528</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE ONE MONTH ENDED JANUARY 31, 1995

CONSTRUCTION COSTS - REIMBURSABLE:

Check Date	Description	Amount
1-01-94	Beginning Balance	\$ 3,398.58
2-10-95	Idaho Press Tribune Bid Advertisement	<u>348.75</u>
	Total	<u>\$ 3,747.33</u>

PHASE II CONSTRUCTION

1-01-95	Beginning Balance	\$ 3,373.58
1-27-95	Hardcastle Excavating PVC Pipe	<u>14,160.00</u>
	Total	<u>\$17,533.58</u>

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
March 22, 1995

COMMISSIONERS MEETING

A G E N D A

1. Consideration Bid results and contractor selection
Ray Crowder
2. Consideration of Bid funds and budget adjustments
Jay Smithman
3. Consideration of January, '95 financial statement

LIST OF EQUIPMENT ITEMS REQUESTED BY FARMWAY VILLAGE

1.	Two New Kubota FZ 2400 4WD Riding Lawn Mower	\$23,587.00 each
2.	Sweepster Model TP60 GED Pick-Up Sweeper	\$15,500.00
3.	Used Full Size Pick-Up for staff, repairs & maintenance	\$ 9,326.00
	Total	\$72,000.00

LIST OF EQUIPMENT ITEMS REQUESTED BY FARMWAY VILLAGE

1.	Two New Kubota FZ 2400 4WD Riding Lawn Mower	\$23,587.00 each
2.	Sweepster Model TP60 GED Pick-Up Sweeper	\$15,500.00
3.	Used Full Size Pick-Up for staff, repairs & maintenance	\$ 9,326.00
	Total	\$72,000.00

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
March 21, 1995

PRESENT CONTRACT: \$24,000.00 to mow and pick-up 30 acres.
(Dave Busch, aba/ Two machines take 2 days per week to do
DS Lawn & Garden) the above approximately 7 months per year.

TO DO IN-HOUSE:	Machine cost:	\$23,587.00	
	Wage & Benefits:	7,656.00 *	
	Repairs & Maintenance:	1,500.00	
	Fuel	100.00	
		\$32,843.00	1st year
	Year two through year five at:	9,256.00	per year
	Total:	\$69,867.00	5 years

* One machine will need 4 days per week or 32 hrs to mow 30 acres.
32 hrs: @ \$6.50
Benefits (27%): @ 1.75
264.00 per week
29 weeks/yr \$7,656.00 per year

PHASE II: Near the end of 1995 an additional 30 acres will be ready for landscaping and another machines as described above will be needed.

Present contract (5 years):	\$120,000.00	
In-House:	69,867.00	
Savings:	50,133.00	
	x 2 machines	
Total:	\$100,266.00	for 5 yrs



Nampa, Idaho 83651 • (208) 466-4611

CASE CONSTRUCTION

QUOTATION



CURT THIEL
Owner/Manager

QUOTATION TO CALDWELL HOUSING AUTHORITY
FARMWAY VILLAGE
22730 FARMWAY RD, CALDWELL ID
 PRICES F.O.B. CALDWELL TERMS: COMMERCIAL PRICES

MARCH 21 1995
 DELIVERY DATE
WITHIN 4 WEEK OF
SIGNED ORDER

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
ONE	NEW KUBOTA FZ 2400 4WD ZERO-TURNING FRONT DECK MOWER 24 HP KUBOTA DIESEL ENGINE HYDROSTATIC DRIVE TRANSMISSION	\$ 16,900	
	NEW RC-72-FZ21 MOWER DECK 3 SPINDLE, SHAFT/BELT DRIVE, 72" CUT	\$ 3445	
	ONE SET OF WHEEL WEIGHTS	122	
		<u>20467⁰⁰</u>	
ONE	NEW KUBOTA FZ 2400 4WD ZERO TURNING, FRONT DECK MOWER 24 HP KUBOTA DIESEL ENGINE HYDROSTATIC DRIVE	\$ 16,900 ⁻	
	NEW RC-54-FZ21 MOWER DECK 3 SPINDLE, SHAFT/BELT DRIVE, 54" CUT	2272 ⁻	
	NEW F3056 GRASS CATCHER AND AXLE SHAFT EXTENSIONS	2138 ⁻	
	NEW F3054 TURBINE FAN KIT	1272 ⁻	
	F9319 HYDRAULIC VALVE KIT (FOR HYDRAULIC CATCHER DUMP) WITH INSTALLATION LABOR	464 ⁻	
		<u>23046⁰⁰</u>	
	BF 1141 PLASTIC CANOPY (AS PICTURED IN BROCHURE) \$1541 (EACH) INSTALLED		
	MULTIPLE UNITS (3) THREE UNITS OR MORE AT ONE ORDER		

All agreements are contingent upon strikes, accidents or other delays unavoidable or beyond our control. These prices are for immediate acceptance and subject to change without notice and to revision to equalize any change in rate of freight at time of shipment. All applicable sales taxes must be added.

IDAHO TRACTOR, INC.

By Ray Beaman

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
March 22, 1995

COMMISSIONERS MEETING

A G E N D A

1. Consideration Bid results and contractor selection
Ray Crowder
2. Consideration of Bid funds and budget adjustments
Jay Smithman
3. Consideration of January, '95 financial statement

H **E** HOLLADAY ENGINEERING CO.

ENGINEERS • CONSULTANTS

1431 Bus. Alt.-Hwy. 95

P.O. Box 235

Puyette, ID 83661

(208) 642-3304 • Fax # (208) 642-2159

March 21, 1995

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

Re: Caldwell Housing Authority Supplemental Well
Project No. 061193

Dear Mr. Linden:

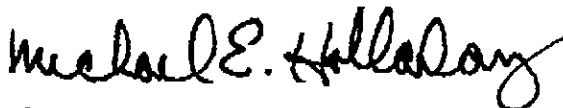
The following is a proposal for an 8" diameter well 180 feet deep with a 12" exterior casing with grout seal. The cost of constructing the well and getting it ready for placing into production would be approximately \$17,500.

The cost of the pump and motor assembly including installation, minor electrical wiring and equipment for the unit to produce approximately 150 gallons a minute would be \$7,500. This is based on being able to use the existing building for location of the electrical equipment and being able to drill the well in close proximity so that no well house would have to be constructed over the new well nor would there have to be a long pipe line configuration to connect up to the existing facility.

This does not include engineering costs of the project. It is for actual construction and installation of the well and the pump and motor assembly.

If you have any questions, please call.

Sincerely,
HOLLADAY ENGINEERING CO.



Michael E. Holladay, P.E.

MEH/dq

H
E
HOLLADAY ENGINEERING CO.

ENGINEERS • CONSULTANTS

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

March 21, 1995

Mr. David Linden
Caldwell Housing Authority
P.O. Box 70
Caldwell, ID 83606Re: Caldwell Housing Authority Supplemental Well
Project No. 061193

Dear Mr. Linden:

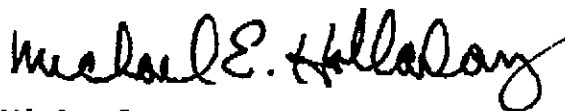
The following is a proposal for an 8" diameter well 180 feet deep with a 12" exterior casing with grout seal. The cost of constructing the well and getting it ready for placing into production would be approximately \$17,500.

The cost of the pump and motor assembly including installation, minor electrical wiring and equipment for the unit to produce approximately 150 gallons a minute would be \$7,500. This is based on being able to use the existing building for location of the electrical equipment and being able to drill the well in close proximity so that no well house would have to be constructed over the new well nor would there have to be a long pipe line configuration to connect up to the existing facility.

This does not include engineering costs of the project. It is for actual construction and installation of the well and the pump and motor assembly.

If you have any questions, please call.

Sincerely,
HOLLADAY ENGINEERING CO.



Michael E. Holladay, P.E.

MEH/dq

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
March 21, 1995

PRESENT CONTRACT: \$24,000.00 to mow and pick-up 30 acres.
(Dave Busch, aba/ Two machines take 2 days per week to do
DS Lawn & Garden) the above approximately 7 months per year.

TO DO IN-HOUSE:	Machine cost:	\$23,587.00	
	Wage & Benefits:	7,656.00 *	
	Repairs & Maintenance:	1,500.00	
	Fuel	100.00	
		\$32,843.00	1st year
	Year two through year five at:	9,256.00	per year
	Total:	\$69,867.00	5 years

* One machine will need 4 days per week or 32 hrs to mow 30 acres.
32 hrs: @ \$6.50
Benefits (27%): @ 1.75
264.00 per week
29 weeks/yr \$7,656.00 per year

PHASE II: Near the end of 1995 an additional 30 acres will be ready for landscaping and another machines as described above will be needed.

Present contract (5 years):	\$120,000.00	
In-House:	69,867.00	
Savings:	50,133.00	
	x 2 machines	
Total:	\$100,266.00	for 5 yrs



Nampa, Idaho 83651 • (208) 466-4611

CASE CONSTRUCTION

QUOTATION



CURT THIEL
Owner/Manager

QUOTATION TO CALDWELL HOUSING AUTHORITY
FARMWAY VILLAGE
22730 FARMWAY RD, CALDWELL ID
PRICES F.O.B. CALDWELL TERMS: COMMERCIAL PRICES

MARCH 21 1995
DELIVERY DATE
WITHIN 4 WEEK OF
SIGNED ORDER

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
ONE	NEW KUBOTA FZ 2400 4WD ZERO-TURNING FRONT DECK MOWER 24 HP KUBOTA DIESEL ENGINE HYDROSTATIC DRIVE TRANSMISSION	\$ 16,900	
	NEW RC-72-FZ21 MOWER DECK	\$ 3445	
	3 SPINDLE, SHAFT/BELT DRIVE, 72" CUT		
	ONE SET OF WHEEL WEIGHTS	122	
		20467 ⁰⁰	
ONE	NEW KUBOTA FZ 2400 4WD ZERO TURNING, FRONT DECK MOWER 24 HP KUBOTA DIESEL ENGINE HYDROSTATIC DRIVE	\$ 16,900 ⁻	
	NEW RC-54-FZ21 MOWER DECK		
	3 SPINDLE, SHAFT/BELT DRIVE, 54" CUT	2272 ⁻	
	NEW F3056 GRASS CATCHER AND AXLE SHAFT EXTENSIONS	2138 ⁻	
	NEW F3054A TURBINE FAN KIT	1272 ⁻	
	F9319 HYDRAULIC VALVE KIT (FOR HYDRAULIC CATCHER DUMP) WITH INSTALLATION LABOR	464 ⁻	
		23046 ⁰⁰	
	BF 1141 PLASTIC CANOPY (AS PICTURED IN BROCHURE)		
	\$3411 (EACH) INSTALLED		
	MULTIPLE UNITS (3) THREE UNITS OR MORE AT ONE ORDER		

All agreements are contingent upon strikes, accidents or other delays unavoidable or beyond our control. These prices are for immediate acceptance and subject to change without notice and to revision to equalize any change in rate of freight at time of shipment. All applicable sales taxes must be added.

IDAHO TRACTOR, INC.

By Ray Beasant

CURTIS CLEAN SWEEP, INC.

PROMPT
PROFESSIONAL
SERVICE

P.O. Box 44112
BOISE, IDAHO 83711-0112
(208) 343-7600
FAX (208) 343-2159

PROPOSAL SUBMITTED TO <i>Farm Way Village</i>		PHONE <i>208 454 2232</i>	DATE <i>3-22-95</i>
STREET <i>Box 20</i>		JOB NAME	
CITY, STATE and ZIP CODE <i>Caldwell Id 83606</i>		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

*Sweep and Detail All Paved Areas
1200.00*

*OR 50.00 PER HOUR FOR TRUCK
AND 25.00 PER HOUR FOR BACKPACK BLOWING*

We **Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

upon Receipt of Invoice dollars (\$ _____).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature

[Signature]
Note. This proposal may be
withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
March 22, 1995

Sweepster Model TP60 GED Pick-Up Sweeper

Farmway Village has 15 large parking areas and over 5 miles of curb and gutter to maintain. Presently we assign 10 -12 man hours per week to this type of cleaning. We are unable to clean the curbs and gutters all at one time. Since we have only a back-pack blower and shovels to do this cleaning, it requires approximately 6 weeks to do the whole job. From a dollar point of view the wages for this method run approximately \$3,000.00 per year.

Much more is needed. With Phase II added, there will be another 35 to 40% more curb and gutter to clean. With this addition added to our existing needs it is reasonable to care for this cleaning with mechanized help. This will help us avoid more hiring and keep long term cost down. Also, the whole Village would reflect better cleaning since would could do a better job and more often.

LABOR COST:	Without new machine:	\$3,000.00	per year
	Phase II:	2,000.00	" "
	Total:	\$5,000.00	per year
	With new machine:	800.00	per year
	Phase II:	200.00	" "
	Total:	\$1,000.00	per year
	Savings:	\$4,000.00	per year

Hiring the work done, without Phase II included, would run approximately \$1,200.00 per time or only 2 1/2 times per year using comparable cost limits. See proposal.

Cost of New Sweepster: \$15,500.00. The Sweepster would pay for itself in 3.9 years.



DON YOUNG CONSTRUCTION AND SUPPLY, INC.

Post Office Box 189 • Kuna, Idaho 83634 • Phone 922-4181

March 15, 1995

HOUSING AUTHORITY OF CITY OF CALDWELL
P.O. Box 70
Caldwell, Idaho 83606

RE: PHASE II - FARMWAY VILLAGE - FARM LABOR HOUSING PROJECT

Directors:

I regret to inform you it will be necessary for us to withdraw our Bid as we have found a large mistake in the material calculations in preparing our Bid. Please find enclosed the original copies of our worksheets for your review.

The worksheets clearly show we have made an error when transferring our tabulations from one page to the next. Page 1 shows a total of \$1,313,061.00 and when this figure was transferred to our summary sheet it was written as \$1,133,000.00, a transposition error. In view of this we are withdrawing our Bid Proposal and wish to have our bid security returned.

We were looking forward to this project and have enjoyed our previous working relations with you. This error would just be more than we could financially absorb.

Beginning July 1, 1991 a new law took effect which allows a contractor to withdraw a bid in the event of an error (see attached). We regret this unfortunate incident and any inconvenience we may have caused the Housing Authority.

If I can be of any assistance or should you have any questions please feel free to call.

Sincerely,

DONALD R. YOUNG
Don Young Construction & Supply, Inc.

Enclosures



WTS

March 21, 1995

TO: Crowder & Associates
102 S. 17th Street, Suite 301
Boise, ID 83702

RE: Farmway Village--Phase II

Dear Ray;

I would like you to address a few items at your Wednesday meeting with the Caldwell City Housing Authority.

- 1) Change plywood CDX sheathing to strand board type. We can give the Owner a \$2,000.00 credit.
- 2) We will need 85 additional days added to the 280 days if Alternates #3 Community Building (70 days) and #4 Office remodel (15 days) are accepted.
- 3) We need Idaho Power to install underground A.S.A.P., ie. we need to pay all fees and get into their schedule.

If we can find other savings, we will notify you. If you have any questions, please call.

Thank You,



Bill Seufert
W. T. Seufert Construction

c.c.-file