

8-27-93

Commissioner mtg
Print ~~Q~~ - Ray Cawley
not Print Paul -

(sprinkler)
1. Vandheim to system well
11th month inspection (Oct. 2nd half)

New Project Rpt

Joy - coming
JUB - "
Water - "

New Project - Problems from old
new needs -
1. Bathroom + Kitchen
2. Door hardware
3. Screen doors, lino

Choice of Comm. application 1st
Pt 2 - later -

Buried cars are close
(Soil report - necessary) but perhaps no problem
shouldn't be a problem since buried in 1969.

Will pipe up irrigation lines - 18"

2. Landscaping = office (only)
OK as bid (1) Low
(2) Can do - carried.

(3) Tractor - Sweeper (contract street)

Seal coating needed road year

Surplus Government property -

(Road grader) contract. (Paul)
(Two types)

(4) Migrant contract to \$540⁰⁰ for
3 years (OK)

(5) Open house - (clean up through tenants
papers - 9-25-93
those addressed
open one hour in each complex

(Fox Sanitation (Parma))

① Financial Statement June: OK
Q. Encls
Q. Lwr July: OK

approved

Net Mtg 9-29-93

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
August 27, 1993

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

A G E N D A

1. Ray Crowder Report
2. Financial Report and Update
3. Migrant Council Contract
4. Landscaping around office and storage
5. Tractor and Sweeper consideration
6. Deputy duties - Open House date

8.27.93

~~18~~

Finalizing Construction Sprinkler ~~van~~ will
make ^{the Nevada} inspection applicable only to inside housing.

Need Construction . How to proceed?

Landscaping

135d accepted.

Tractor and/or Sweeper permit

Need Migrant Contract

Open house

Financial Statement for June + July 1993

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August 27, 1993

Remaining construction funds with FmHA as of 8/24/93:	\$ 227,421.35
Due Russell:	160,115.00
Due Crowder:	724.00

Amount available to cover re- imbursable construction cost	66,682.35

AUGUST 1993

Housing Authority General Fund Account:	96,000.00
Approximate accounts payable:	25,000.00

On hand at end of August '93:	71,000.00

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AUGUST 1993

Housing Authority General Fund Account:	96,000.00
Approximate accounts payable:	25,000.00

On hand at end of August '93:	71,000.00

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August 27, 1993

List of possible duties for our new deputy. Please add anything you feel appropriate and necessary:

Complaints

Domestic violence

Fights and/or Gunshots

Other disturbances

Parking

ACTIVITIES

Brief tenant meetings

Assist in organizing activities for the youth

Communicate regularly with office

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D + S Lawn + Garden

8-25-93

63 - Shrubs - \$20.00 A piece	\$1260.00 Total
25 - Roses - \$10.00 11 piece	\$250.00 Total
BARK -	\$300.00 Total
POWER URIN -	\$100.00 Total
GROUND COVER -	\$300.00 Total
GRASS Seed -	\$200.00 Total
STRAW -	\$100.00 Total
	<hr/>
	\$2310.00 Total
	\$3000.00 Labor
Labor - \$3000.00	<hr/>
	\$5310.00 Total

CURTIS

CLEAN SWEEP, INC.

P.O. Box 44112
Boise, Idaho 83711-4112
Phone (208) 343-7600 • Fax (208) 343-2159

August 12, 1993

Farmway Village
222730 Farmway Rd.
Caldwell, Id 83605

Attn: Dave

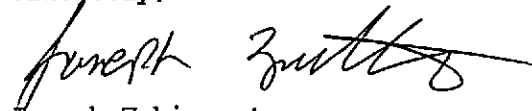
In response to our phone conversation yesterday, following is the information you requested on the sweeper we have for sale.

TRUCK: 1983 Chevrolet 1 Ton, 119,532 miles,
Rebuilt motor at 100,000 miles. Rebuilt
transmission, new tires in July.

SWEEPER: 1983 TYMCO regenerative air sweeper, appx. 9000
hours, new fan, new curtains, dust control
system, gutter broom.

This sweeper has been well maintained and is in good operating condition. We will be willing to give your operator training the first time you sweep. The Sweeper price is \$15,000.00.

Sincerely,



Joseph Zubizareta
Operations Manager

JZ:ki



**CROWDER ASSOCIATES
ARCHITECTURE & PLANNING**

2995 N. COLE ROAD • SUITE 280 • BOISE, IDAHO 83704

(208) 377-2870

FAX (208) 322-5886

July 20, 1993

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

re: Preliminary Analysis
Proposed Phase II
Farmway Village, Caldwell, Idaho

As requested, I have reviewed the site and existing conditions at Farmway Village to determine a suitable location for possible additional housing. On the accompanying site plan I have indicated an additional 56 dwelling units located along existing driveways on the site.

For planning purposes, I have again used fourplex buildings. For the planned 56 units I have shown (7) two-bedroom one-story units; (18) two-bedroom townhouses; (17) three-bedroom one story units; (6) three-bedroom townhouses; (6) four-bedroom townhouses; and (2) five-bedroom townhouses. One hundred forty-one new parking spaces are shown.


Estimated construction cost for the entire development is \$2,440,000. This estimate is based upon several assumptions:

- The cost of lumber will remain relatively stable.
- FmHA design requirements remain without major change.
- Existing sewer and water systems require no expansion.
- Higher grade sheet vinyl will be utilized throughout.
- Existing open ditches on site will be tiled where needed.
- Construction will be similar to Phase I buildings.
- No additional laundry facilities or community building will be included.
- No additional repairs nor demolition of masonry buildings is included.

The site plan indicates units in the preferred areas of construction. It is expected that adjustment of buildings would be necessary following discussions with the Housing Authority, but that general areas of construction would be as shown. Other open areas present problems involving sewer depth and location of existing lines.

If additional information is needed, please contact me.

Sincerely,



Ray Crowder, AIA

OCCUPANCY

APARTMENTS

HOUSES

	1991	1992
9-6 -	112	112
9-13 -	112	112
9-20 -	111	110
9-27 -	109	110
10-4 -	90	103
10-11 -	84	99
10-18 -	78	102
10-25 -	76	100
11-1 -	72	89
11-8 -	64	92
11-15 -	58	91
11-22 -	56	95
11-29 -	56	92
12-6 -	55	90
12-13 -	61	89
12-20 -	60	90
12-27 -	57	90
<u>1993-</u>	<u>1993</u>	<u>1992</u>
1-1	89	56
1-8	89	56
1-15	89	56
1-22	91	54
1-29	90	54
Feb-28	94	65
Mar-30	103	82
Apr-30	111	91
May-31	111	111
June-	112	112
July	112	112

	1991	1992
August -	46	44
Sept -	46	40
Oct -	46	39
Nov -	46	37
Dec -	46	33
<u>93</u>	<u>1992</u>	<u>1993</u>
JAN -	46	43
Feb -	46	43
MAR -	45	43
Apr -	45	42
May	45	42
June	45	65
July	45	68



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(208) 377-2870
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July 30, 1993

The Russell Corp.
8150 Emerald St., Suite 100
Boise, Idaho 83704

re: Farmway Village
Caldwell, Idaho

Dear Stan;

As scheduled, the Owner, Farmers Home Administration and I met at the job site today to conduct the final inspection for exterior items on all buildings at the referenced project.

We have rejected exterior paint for the entire project and will reschedule final inspection after we have been notified that all work has been remedied and inspected by the Contractor.

During our inspection we found that all buildings had some or all of the following: unacceptable paint coverage, raw wood visible, mismatched touchup paint, paint peeling, paint drips, paint overspray/overlap on adjacent materials, unpainted nail heads, paint applied over dirty materials, inadequate caulking and other similar defects. Recent work appears to be making existing problems worse.

As you know, a contract change has been previously approved which extends completion of building exteriors until July 30, 1993. Liquidated damages provisions become effective after that date.

Please assure that all exterior work is in compliance with the requirements of the plans and specifications. Advise me once all work is completed to your satisfaction so that final inspection can be rescheduled. Your assistance in quickly correcting defects is appreciated.

Sincerely,

Ray Crowder, AIA

cc: Caldwell Housing Authority
FmHA - Caldwell
FmHA - State



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