

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
July 31, 1995

COMMISSIONERS MEETING

A G E N D A

1. Information for additional 4-plex, P & Z meeting details
 - a. Plans, blueprints, date and (cost)? Ray Crowder
 - b. Overview of masonry buildings rehab project
 - c. Pay requests and change orders
(Including ratification of change order #6, to reroute water lines) Cost \$9,358.00
2. JUB pay requests

HAC pay request for reimbursement

Holladay pay request and "Agreement for Engineering Services" to be considered and signed.
3. Consideration of the Sheriff's Office request, in writing, of what they discussed during our last meeting.
4. June financial statement

COMMISSIONERS MEETING
AUGUST 2, 1995

Commissioners present: All
Additional present: Ray Crowder

CHANGE ORDERS: A motion by Lew Kerfoot and seconded by Dave Corwell to reroute the water lines around buildings #4 & 5, at a cost of \$9,358. Motion carried.

A motion by Lew Kerfoot and seconded by Dave Corwell to approve change order #7 ~~and~~ a cost of \$878.00. Motion carried.

PAY REQUESTS: A motion by Dave Corwell and seconded by Lew Kerfoot to approve a partial pay request from Woodstone, Inc. for \$74,134.37. Motion carried.

A motion by Dave Cornwell and seconded by Lew Kerfoot to approve a partial pay request from JUB Engineers for \$24,864.27. Motion carried. The design is 100% finished and construction is 95%.

A motion by Lew Kerfoot and seconded by Paul Okamura to the Housing Authority of Caldwell, the amount of \$11,500.00, for reimbursement for funds payed out to Idaho Power. Motion carried.

A motion by Paul Okamura and seconded by Estella Zamora to approve partial payment to Holladay Engineering of \$1,806.92 for services rendered. Motion carried. They are 33% finished.

A motion by Lew Kerfoot and seconded by Dave Cornwell to authorize the Chairman to execute an Engineering Agreement with Holladay Engineering. Motion Carried.

A motion by Dave Cornwell and seconded by Lew Kerfoot to approve a partial pay request from Seufert Construction, Inc for \$465,332.00 for July, 1995 services. Motion carried.

A motion by Paul Okamura and seconded by Lew Kerfoot to approve a partial pay request for the Architect, Ray Crowder, in the amount of \$4,982.00 for services rendered. Motion carried.

SHERIFF'S OFFICE REQUEST: The commissioners, after rereading the letter from the Sheriff's Office, requesting assistance, decided to request more information. They want to know, by the time of the next meeting, what we agreed to pay for our private security, and, also, what we payed Hank, per week, while he was working for HAC. Also, what is the utility charge, per month, in the new units.

ADDITIONAL NEW 4-PLEX: Ray Crowder didn't have the detail ready for the additional 4-plex. It was considered, briefly, what to do with fund overage for project. The new 4-plex is the ideal answer,

Page Two:

but other needs could be considered. Perhaps some type of recreational building, bus stop shelters or additional parking or additional pavement work. It was agreed that we should request replacing the sewer line from the office to the second manhole, a distance of about 150 yards. It was agreed that would should request a change order for an additional 4-plex. A motion made by Lew Kerfoot and seconded by Dave Cornwell to authorize the chairman to sign the drawings for the new four-plex. Motion carried.

FINANCIAL STATEMENT: A motion by Lew Kerfoot and seconded by Dave Cornwell to approve the financial statement for June, 1995. Motion carried.

Commissioners Meeting
8-2-95

1. Change # 6 reroute water lines \$ 9,358⁰⁰
1. Lew
2. Dave Carried

2. # 74,134³⁷ Woodstone pay request
1. Dave
2. Lew Carried

3. JUB 24,864³⁷ design 100%
const. 95%
1. Dave
2. Lew Carried

HAE Reimburse \$ 11,500⁰⁰
1. Lew
2. Paul Carried

Holladay Engineering 1,806⁹² 1/3 Finished
1. Paul
2. Estella Carried

Engineering Agreement w/ Holladay
Chairman authorized to execute the above
1. Lew
2. Dave Carried

3,317,500⁰⁰

1.	1,900,000	
7.	829,542	
	870,458	112,305 ⁵²
112		
60		
72	1,758,750	
72	929,292	
60	112,305	
112	816,987	465,332
72	470,314	4,982
5	<u>3,466,73</u> on hand	
72		
40		
112		

Change order #7
 Scofield 878⁰⁰ pay request
 1. Lew
 2. Dave carried

Suedent 465,332⁰⁰ pay request
 appx
 1. Dave
 2. Lew carried

Crowder 4,982⁰⁰ pay request
 1. Paul
 2. Lew carried

Page #3

1. Replacing sewer line from office
to second man hole.
To include w/ 4-plex change order

2. additional sewage OK

{ Shortl. 3. What did we ~~agree~~ ~~to~~ agree to pay
the for private security?
also what we payed bank, per wk -
what is the utility charge, per month, in new units

Places for pavement company
front on Shortl
Luzer

Other Needs for extra funds
Benefit to tenants
Recreation:

Bus stop shelters
additional parking

Financial statement for June '95

1. Lew

2. Dave

Erin

1. Chair -
auth. signs new drawing for new 4-plex
1. Lew
2. Dave carried



**CROWDER ASSOCIATES
ARCHITECTURE & PLANNING**

102 S. 17TH STREET • SUITE 301
P.O. BOX 1757 • BOISE, IDAHO 83701-1757
(208) 342-7488
FAX (208) 342-7488

August 2, 1995

Caldwell Housing Authority
P.O. Box 70
Caldwell, Idaho 83606

re: Farmway Village - Phase III
Modifications to existing masonry buildings

Dear Members of the Board,

As requested by the Board at its last regular meeting, I have investigated the options available to retrofit the existing masonry buildings at Farmway Village to make them more suitable for year-round occupancy. The attached drawings indicate a number of items that can be accomplished either as a single package or as individual improvements which can be undertaken as funds allow. I have prepared a preliminary cost estimate for the various items included on this analysis. All estimates are based upon a cost per building (four dwelling units), since it is most feasible to accomplish this work on a building-by-building basis. It should be understood that the per-building cost will decrease as the number of buildings to be remodeled increase. Preliminary discussions have indicated that ten buildings may be remodeled at one time. This seems to be a reasonably sized first-phase project.

As previously discussed, the existing masonry buildings when originally designed and constructed were not intended for year-round occupancy and consequently have virtually no insulation and inadequate heat to meet the needs of a typical Idaho winter. Additionally, it has been noted on numerous occasions that because of inadequate ventilation and insulation, the buildings experience significant amounts of mold and mildew on the inside faces of walls and ceilings. Moisture build-up within the buildings has led to deterioration of the building, as a result of condensation and freeze/thaw cycles. With this as a starting point, the following items have been explored and are presented to the Board for its consideration.

1. Roof System: the existing concrete roof system has virtually no insulation and has experienced deterioration as a result of the freeze/thaw cycle mentioned previously. This system provides no method for ventilation of the dwelling unit and does not provide an easy method for adding insulation to the dwelling. The existing roofing is in good condition as a result of a reroofing project undertaken by the Housing Authority three years ago. Two systems appear feasible for correcting problems with the roofing system.

a. Construct a new ceiling joist system using 2x6 joists at 24" on center spanning in a north-south direction. Install a 5/8" gyp board ceiling and insulate with approximately 10" of blanket insulation. A minimum of a two inch air space would remain between the insulation and the underside of the roof deck. Through-wall ventilation will be provided on the north and south walls of the buildings to ventilate the space above the insulation. The existing concrete T's and roofing would remain unchanged.

b. A second method for correcting roof system problems calls for total removal of the existing concrete T's, extension of existing exterior walls to provide 8' walls on all sides of the building, and placement of new residential roof trusses over the entire length of the building. Roof trusses would have roof sheathing and fiberglass shingles. Attic space would be vented using conventional systems and 12" or more of blown insulation could be placed in the attic space. Although a significantly more expensive correction for the buildings, this solution, nonetheless, offers the opportunity to provide a more residential appearance to the buildings while significantly improving the insulation in the units and providing a method for easily venting the interior spaces of the buildings.

2. Exterior Walls: exterior walls of the buildings are 8" pumice or cement block which is essentially uninsulated. The masonry block provides both the interior and exterior face of the walls of the building. This again provides virtually no insulation, is prone to condensation during certain times of the year, and produces a building which is extremely costly to heat and impossible to keep cool throughout the year. Although it is possible to add insulation on either the interior or the exterior face of the perimeter walls, we have developed only plans for providing insulation on the inside face of the walls, which we believe to be the more cost effective method for insulating these walls. We have considered two options.

- a. Furr out exterior walls with 2x4 studs at 16" centers. Fill the void with 3 1/2" of fiberglass insulation and provide 5/8" type X gypsum board, taped, textured, and painted. Extend electrical boxes and switches as required by the additional wall thickness.
- b. Furr exterior walls with 2x4 studs placed flat against the wall and insulated with 1 1/2" of rigid insulation. Provide 5/8" of type X gypsum wall board, taped, textured and painted.

The decision between these two options should be made based upon the best balance of construction cost, the amount of insulation added, and the amount of lost usable square footage as a result of the furred wall. Use of 3 1/2" deep studs will reduce the floor area of each dwelling unit by 22 square feet and will provide an 'R' value of 13, while the use of 1 1/2" studs will reduce the floor area by 11 square feet and produce an 'R' value of 7 to 10. Based upon the added insulation value and easier construction. I recommend use of the full thick wood studs.

3. Ventilation: significant condensation and moisture contained within the units contributes to many of the problems experienced by the existing masonry buildings. As a part of any improvement of the existing buildings it is essential that we consider methods for improving the ventilation and exhausting of cooking vapors from the buildings to the extent possible. Several opportunities to improve ventilation are available.

- a. If a ceiling joist system is constructed, with the existing concrete roof structure remaining, ventilation should be provided above the building insulation on the north and south exterior walls. Although possibly not easily accomplished, this can be done by cutting or removing existing 8" block and providing through-wall ventilation with screened vents at approximately 4' on center on both walls.
- b. If the existing roof structure is removed and roof trusses are placed on top of the existing masonry walls, the attic can be vented using conventional soffit and jack vents for the attic of each dwelling unit.
- c. Cooking vapors can be exhausted using a range hood which is ducted to the exterior and provided in conjunction with new kitchen cabinets mentioned later in this report. Range hood can be vented to the exterior using either the new or existing roof structure system.

d. Bathroom exhaust fans should be provided in each bathroom. I suggest that the exhaust fans be controlled using humidistat switches in order that the fan will operate whenever necessary to help eliminate moisture from inside the buildings.

4. Remove existing exterior doors and replace them with insulated steel doors complete with full weatherstripping and door sweeps to minimize air infiltration around the door opening. This can be accomplished while retaining the existing steel door frames in the existing masonry walls.

5. Kitchen Cabinets: the existing kitchen cabinets will require removal as a result of the insulation to be placed on the perimeter walls. This opportunity should be taken to remove all kitchen cabinets and replace them with new factory-built cabinetry complete with cabinet faces and doors.

Other Items for Consideration:

1. It appears that the existing bedroom window in the smaller of the two bedrooms is not adequate to meet the requirements for egress as stated in the Uniform Building Code. In my opinion this is a technicality that should be waived by the Building Department given the small size of the units, the proximity of the exit door and the construction of the buildings, which are essentially nonflammable. Cost for removal and replacement of these windows and installation of the larger windows which meet the required egress requirements is significant. If the Building Department is unwilling to waive this requirement, however, this is an expenditure which the Housing Authority will be obligated to undertake as a part of the remodel.


2. Fair Housing and ADA requirements: it is my opinion that the existing masonry buildings do not have to be brought into compliance with Fair Housing and ADA requirements since they are existing single-story buildings and since there are handicapped accessible buildings available on the site for those persons needing them. If it is required that these units be brought into compliance with ADA, it will prove to be a costly endeavor given the limited square footage available and the small size of the bathrooms.

Modifications
August 2, 1995
Page 5 of 5

The following summary of costs represents our best knowledge of the existing conditions. It has not yet been determined that asbestos is present in ceiling and floor materials, but abatement has been provided for in the budget. In addition, the method of anchoring concrete tees to the exterior walls has not been determined, but it is assumed that weld plates are located on each end of each tee, and on adjacent wings of tees.

Please consider the items included in this letter and advise me at your convenience of the direction you would like to take at this time. If you have any questions please feel free to contact me.

Sincerely,



Ray Crowder, AIA

**COST ANALYSIS
FARMWAY VILLAGE - PHASE III**

Preliminary Estimate of probable costs associated with modifications to existing masonry buildings.
All costs shown are costs per building.

ITEM	QUANTITY	COST	FUNDING SOURCE
ROOF SYSTEM			
Option 1 - remove existing concrete roof system:			
*remove concrete T roof & roofing	2,000 S.F.	\$4,000	Loan
*1 course 8"x8"x16" block	140 L.F.	\$1,500	Loan
*top plate 2x8 w/ anchor bolts	140 L.F.	\$ 150	Loan
*roof trusses (4 in 12 slope, Arkansas type; 28' total length, 2' o.c.)	51 required	\$3,980	Loan
*roof sheathing 5/8" CDX plywood	2,400 S.F.	\$2,000	Loan
*fiberglass shingles, bldg. paper, flashing, soffits and fascia	24 SQ.	\$1,850	Loan
*insulation (12" blown)	2,000 S.F.	\$2,000	Grant
*roof jack vents	16 required	\$ 400	Grant
*5/8" type 'X' gyp. board ceiling-tape, texture, paint	2,000 S.F.	\$2,160	Loan
*Gable End - siding	160 S.F.	\$ 300	Loan
*Roof overhand at entry doors		\$ 800	Loan
SUBTOTAL		\$19,140	
Loan			\$16,740
Grant			\$ 2,400
OR			
Option 2 - existing roof system to remain; add ceiling joist system:			
*ceiling joists, 2x6 @ 24" o.c.	1,000 L.F.	\$1,100	Loan
*5/8" type 'X' gyp. board ceiling - tape, texture, paint	2,000 S.F.	\$2,160	Loan
*insulation (10" blanket, temp wired in place)	2,000 S.F.	\$2,500	Grant
*ventilation - screened grilles			
SUBTOTAL		\$5,760	
Loan			\$ 3,260
Grant			\$ 2,500

ITEM	QUANTITY	COST	FUNDING SOURCE
WALLS & FLOORS			
*furr exterior walls (2x4 studs 16" o.c.)	240 S.F.	\$2,350	Loan
*5/8" type 'X' gyp. board walls, tape, texture, paint	1,920 S.F.	\$1,708	Loan
*wall vents w/ adjustable louvers	8 required	\$ 400	Grant
*paint - walls & ceilings - 2 coats	3,984 S.F.	\$1,992	Loan
*insulation R-11 full-thick batts	1,920 S.F.	\$ 770	Grant
*floor covering & base	2,000 S.F.	\$2,400	Loan
SUBTOTAL		\$9,620	
Loan			\$8,450
Grant			\$1,170
MISCELLANEOUS			
*range hood - 30"vented	4 required	\$ 920	Loan
*kitchen cabinets - base cabinets	24 L.F.	\$3,000	Loan
upper cabinets	16 L.F.		
*entry doors - insulated steel in existing frame	4 required	\$ 800	Grant
*entry door hardware - weatherstrip, lockset	4 required	\$ 320	Grant
*remove existing bedroom window and replace with bedroom egress window	4 required	\$1,400	Loan or Grant
*Asbestos abatement - ceiling and floor	2,000 S.F.	\$4,000	Loan
SUBTOTAL		\$10,440	
Loan			\$3,920 to \$9,320
Grant			\$1,120 to \$2,520
MECHANICAL/ELECTRICAL			
*bath exhaust fan w/ humidistat controls	4 required	\$1,200	Grant
*extend electrical switches/outlets at furred walls	42	\$1,000	Loan
*extend vents - though-roof		\$ 200	Grant
*cadet electric heat units	22,000 w.	\$6,300	Loan or Grant
*electrical miscellaneous		\$ 400	Loan
SUBTOTAL		\$9,100	
Loan			\$1,400 to \$7,700
Grant			\$1,400 to \$7,700

COST SUMMARY (PER BUILDING)

	OPTION ONE	OPTION TWO
ROOF	19,140	5,760
WALLS & FLOORS	9,620	9,620
MISCELLANEOUS	10,440	10,440
MECHANICAL/ELECTRICAL	9,100	9,100
TOTAL - OPTION 1	48,300	
TOTAL - OPTION 2		34,920
CONTINGENCY & FEES	3,500	2,500
TOTAL COST	\$47,800	\$33,420
	OPTION ONE	OPTION TWO
Loan	30,510 to 42,210	17,030 to 28,730
Grant	6,090 to 13,790	6,190 to 13,890

COST SUMMARY (PER BUILDING)

	OPTION ONE	OPTION TWO
ROOF	19,140	5,760
WALLS & FLOORS	9,620	9,620
MISCELLANEOUS	10,440	10,440
MECHANICAL/ELECTRICAL	9,100	9,100
TOTAL - OPTION 1	48,300	
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CONTINGENCY & FEES	3,500	2,500
TOTAL COST	\$47,800	\$33,420
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**CROWDER ASSOCIATES
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102 S 17TH STREET • SUITE 301
P.O. BOX 1757 • BOISE, IDAHO 83701-1757
(208) 342-7489
FAX (208) 342-7489

September 11, 1995

Mr. Dick Dynes
Canyon County Building Inspector
1115 Albany Street
Caldwell, Idaho

re: Farmway Village
Remodel of existing masonry buildings

Dear Dick;

Thank you for taking time to meet with me earlier today to discuss the possible renovation of approximately 10 buildings (40 dwelling units) at Farmway Village. As discussed, the existing masonry buildings were constructed in the late 60's or early 70's and were not intended for year round occupancy. Changing housing needs have forced the Housing Authority to allow occupancy throughout the winter months in recent years.

As a result of this housing demand, the Housing Authority is now considering renovation of these units to make them more suitable for winter use. Current plans call for furring the interior face of exterior walls, adding R-13 insulation, and 5/8" gyp. bd. Electrical systems will be modified to allow for the increased wall thickness and new Cadet-type wall heaters will be added. We also hope to add new kitchen cabinets and vinyl floor covering.

We will also improve attic insulation and venting, either by furring down the ceiling or by total removal of the existing concrete roof system and replacing it with new wood roof truss construction.

It is my understanding from our conversation that it will not be necessary to remove existing bedroom windows which do not meet current UBC exit requirements. Further, the provisions of ADA or handicapped requirements of the UBC will not apply to this renovation. Finally, either option for ceiling improvements will be acceptable to the building department. In the event that the furred ceiling option is selected, you understand that the ceiling height will remain at approx. 7' - 4" at one side, and that this height will be maintained in all areas so that venting can be provided between this ceiling and the existing concrete roof deck.

Dick Dynes
September 11, 1995
Page 2

We believe that these changes will substantially improve the livability of these dwelling units. We hope to control the significant mold and mildew build up which these units experience. We also hope to provide safer dwelling units, with heating systems capable of providing safe and affordable comfort.

We will continue to keep you advised as progress is made on this project. As discussed, we hope that design and funding can proceed so that construction could begin late during the winter of 1995-1996.

If any additional information in this matter is needed, or if further discussion is needed, please feel free to contact me.

Sincerely,

Ray Crowder, AIA

✓ cc: Housing Authority of the City of Caldwell

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
July 31, 1995

COMMISSIONERS MEETING

AGENDA

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 - a. Plans, blueprints, date and (cost)? Ray Crowder
 - b. Overview of masonry buildings rehab project
 - c. Pay requests and change orders
(Including ratification of change order #6, to reroute water lines) Cost \$9,358.00
2. JUB pay requests
HAC pay request for reimbursement
Holladay pay request and "Agreement for Engineering Services" to be considered and signed.
3. Consideration of the Sheriff's Office request, in writing, of what they discussed during our last meeting.
4. June financial statement

PLANNING & ZONING ADMINISTRATION

Telephone 454-7458



1115 Albany Street • Caldwell, Idaho 83605

A reminder that you need to be present at the hearing in order for your case to be heard.

If for any reason you cannot be present for your hearing be sure to notify the Planning and Zoning Office as soon as possible.

**LEGAL NOTICE OF PUBLIC HEARING
BEFORE THE
CANYON COUNTY PLANNING AND ZONING COMMISSION**

LEGAL NOTICE IS HEREBY GIVEN, that the Canyon County Planning and Zoning Commission will hold Public Hearings on Thursday, August 17, 1995. Beginning at 7:00 p.m. in the first floor Public Meeting Room, Canyon County Courthouse, 1115 Albany Street, Caldwell, Idaho, as follows:

CASE #95C00017-00/23-3N-3W MYRTLE M. THIEL/TYRE & SHAWNA SWAIN

A request for a conditional use permit to divide 5.14 acres into two (2) parcels consisting of one-half acre parcel and a 4.64 acre parcel for one additional building permit in an "A" (Agricultural) Zone located at 14039 Lake Avenue, Nampa in the Southeast Quarter of Section 23, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

CASE #95C00025-00/09-4N-3W HOUSING AUTHORITY OF CALDWELL

A request for a conditional use permit to add an additional four (4) units, one four-plex of multi-family housing at the Farmway Village apartment complex in an "A" (Agricultural) Zone located at the southeast corner of Highway 44 extension and Farmway Road in the Northwest Quarter of Section 9, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

All documents concerning public hearing items may be reviewed at the Planning and Zoning office, 3rd Floor, Canyon County Courthouse, 1115 Albany Street, Caldwell, Idaho 83605. Office hours are from 8:00 a.m. to 12:00 noon and from 1:00 p.m. to 5:00 p.m., Monday thru Friday, except holidays. For more information contact the Canyon County Planning and Zoning Administration at 454-7458. Those desiring to testify in favor or opposition to any of these applications, should arrive between 6:45 and 7:00 P.M., in order to enter their name and address as witness on the "Sign-up Sheet" near the main entrance door of the Public Meeting Room.

All interested citizens are invited to attend this Public Meeting and present oral or written testimony concerning these matters. For language translation or assistance for the physically challenged please call 454-7458 at least 24 hours before the meeting.

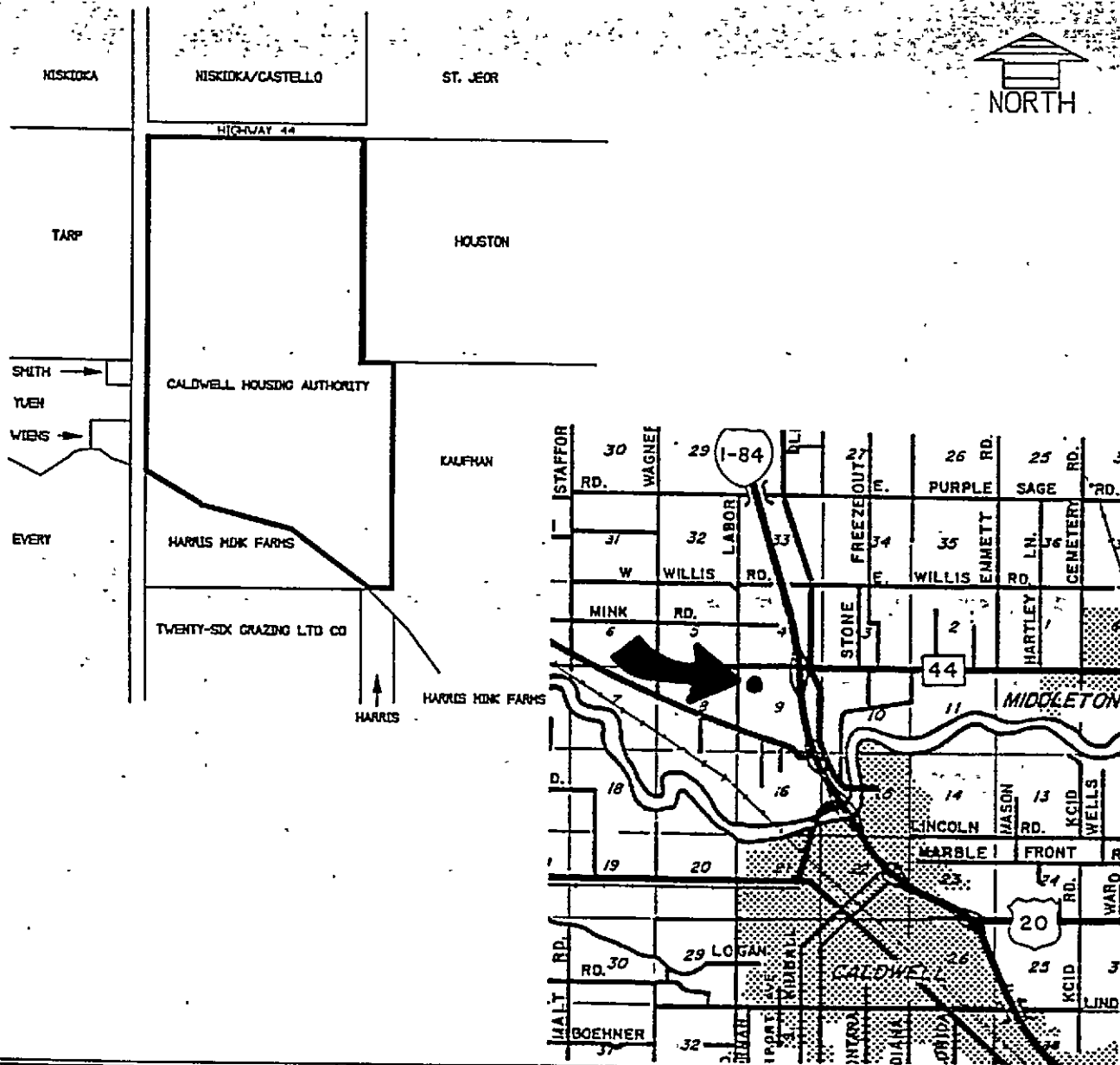
ID PRESS TRIBUNE - PUBLICATION DATE; AUGUST 2, 1995.

Case No.

95C00025-00/9-4N-3W

300' NOTIFICATION

A request by the Caldwell Housing Authority of Caldwell for a CONDITIONAL USE PERMIT to construct an additional one unit at the Farmway Village Apartments.



Date: 7-6-95 Location: NW 9-4N-3W Zoning: A Aerial:

All proportions and dimensions shown on this drawing are approximate



July 25, 1995

Planning and Zoning Administration
Canyon County
1115 Albany
Caldwell, Idaho 83605

LETTER OF INTENT

Dear Commissioners:

The Housing Authority of the City of Caldwell is requesting a conditional use permit to add an additional 4 units, one four-plex of multifamily housing at the Farmway Village apartment complex. The planned housing units are to be constructed in the same style, using the same type of materials as all the units previously constructed. The appearance will be in line with the surrounding units, in this case it will be two story town houses, 4 three bedroom units. Off street parking is provided.

This proposal will not cause a change in the nature of usage of the property and will allow the Housing Authority to continue to provide a very valuable service to the area. Engineering studies indicate that the existing sewage lagoon system can accommodate the planned load. Irrigation and storm water drainage will not be affected by this proposal. Current drainage will enter and leave the site at the same locations now used. The site is currently served by a well and water tower. The Housing Authority is presently planning to add a second well to its property as a backup to its present system, although the present system would meet engineering requirements. There are no utility easements involved.

The proposed additional four-plex will serve several positive purposes. This addition will help relieve overcrowding in the 112 seasonal units and allow families to live in units that are more suitable for year-around occupancy. Also, this addition will help relieve some of the pressure for affordable rentals in the Canyon County area.

Caldwell Housing Authority

July 25, 1995

Planning and Zoning Administration
Canyon County
1115 Albany
Caldwell, Idaho 83605

LETTER OF INTENT

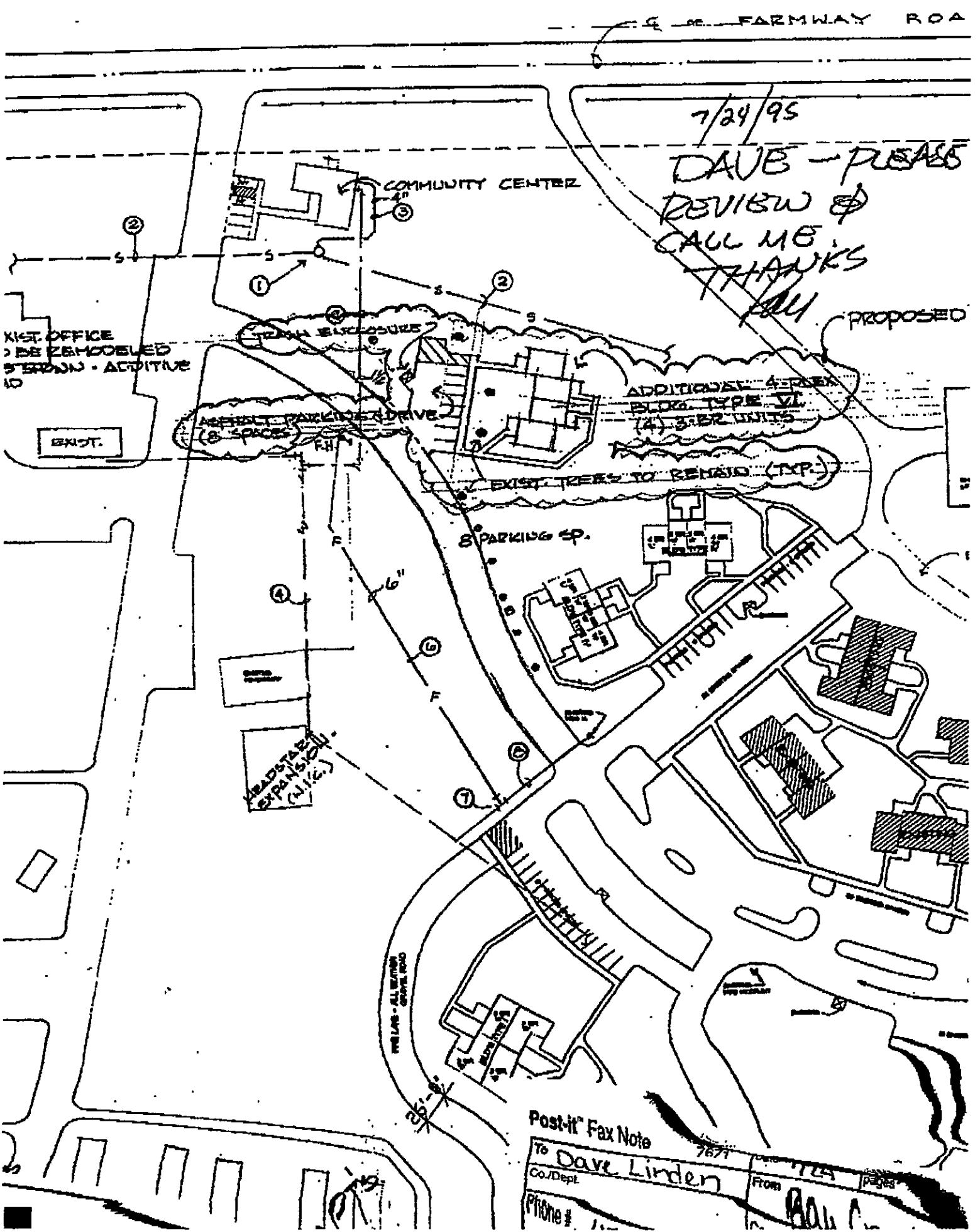
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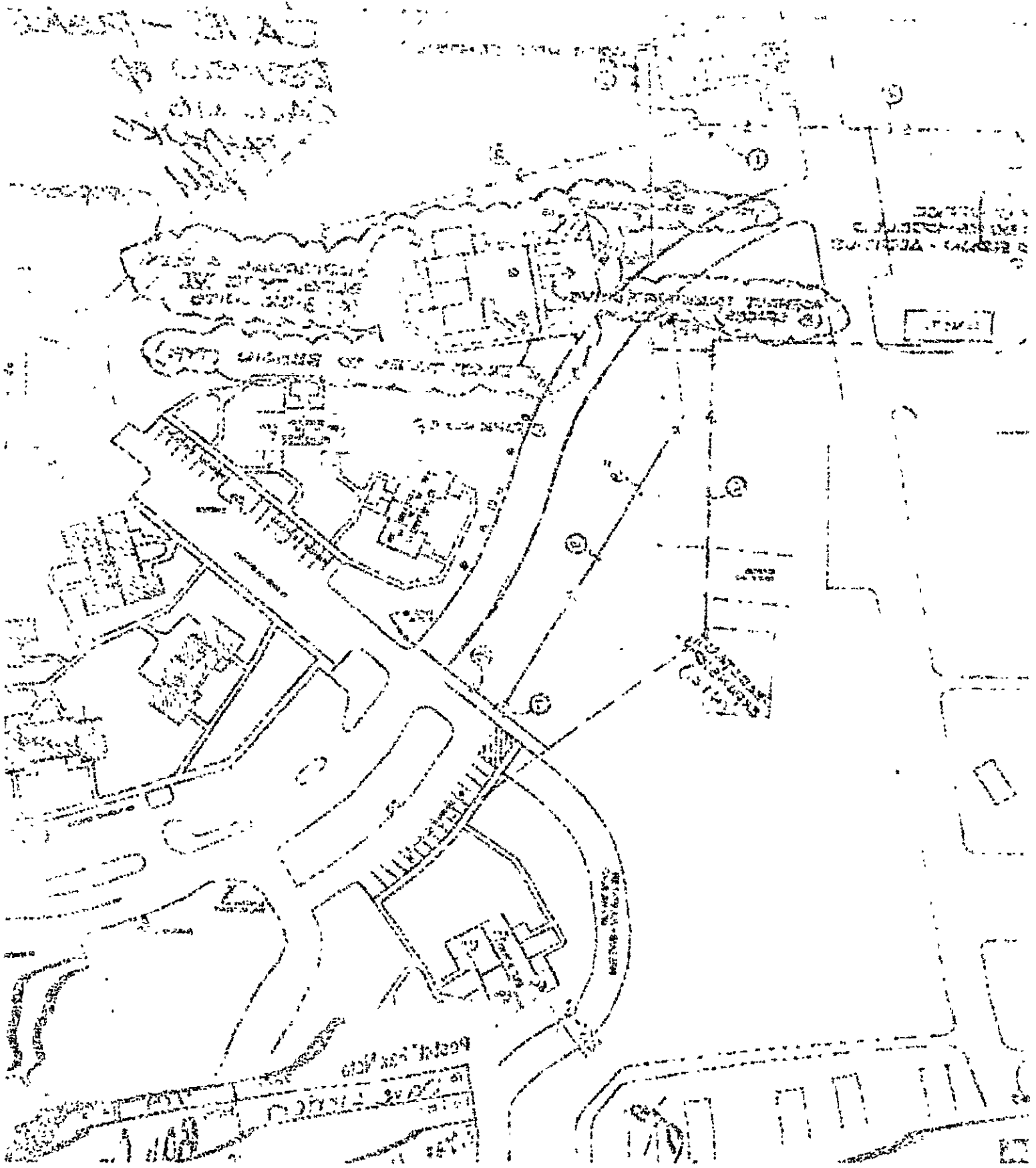
Caldwell Housing Authority



7/24/95
 DAVE - PLEASE
 REVIEW &
 CALL ME
 THANKS
 PAUL

Post-it® Fax Note

To	Dave Linder	Date	7/25	Pages	1
Co./Dept		From	Paul		
Phone #					





**CROWDER ASSOCIATES
ARCHITECTURE & PLANNING**

102 S. 17TH STREET • SUITE 301
P.O. BOX 1767 • BOISE, IDAHO 83701-1767
(208) 342-7489
FAX (208) 342-7489

June 26, 1995

Caldwell Housing Authority
P.O. Box 70
Caldwell, Idaho 83606

re: Farmway Village

Dear Board Members;

As requested, I have reviewed the current financial status of the project to determine whether or not remaining funds are adequate for construction of an additional four-plex dwelling. Below is listed the current status of expenses for the project:

Available Funding		\$ 3,517,500
Bid Amount - Seufert	2,784,521	
Approved Change Orders (1, 2, 3)	5,565	
Pending Changes		
Add clean-outs to sewer lines	waiting proposal	
Re-route water lines	waiting proposal	
Re-route irrigation line	waiting proposal	
Delete portion of paint @ parking	waiting proposal	
Community center water heater	80	
Step-down footing at Bldg #10	712	
Relocate 5 parking spaces	297	
Delete shingle mould	(449)	
Bid Amount - Sewer	134,624	
Crowder Associates	111,600	
JUB Engineers	26,150	
Well design & construction (est.)	35,000	
Interim Financing (est.)	28,000	
Developers Fee	25,000	
Total expenses to date:		\$ 3,151,100
Balance remaining:		\$ 366,400
Expected cost of 4-plex:		200,000
Uncommitted funds: \$166,400 -15,000 (est.) =	\$151,400	

Caldwell Housing Authority

June 26, 1995

Page 2

These figures indicate that an additional four-plex building, or a six-plex building, could be constructed with currently available funds, still leaving a fairly large contingency fund for completion of the project.

If an additional building is to be constructed, the decision should be made as soon as possible so that the most favorable construction costs can be negotiated. A decision must also be made concerning the type of units to be included in the building.

If you have any further questions in this matter, please contact me.

Sincerely,

Ray Crowder, AIA



**CROWDER ASSOCIATES
ARCHITECTURE & PLANNING**

102 S. 17TH STREET • SUITE 301
P.O. BOX 1757 • BOISE, IDAHO 83701-1757
(208) 342-7489
FAX (208) 342-7489

June 26, 1995

Caldwell Housing Authority
P.O. Box 70
Caldwell, Idaho 83606

re: Farmway Village

Dear Board Members;

As requested, I have reviewed the current financial status of the project to determine whether or not remaining funds are adequate for construction of an additional four-plex dwelling. Below is listed the current status of expenses for the project:

Available Funding		\$ 3,517,500
Bid Amount - Seufert	2,784,521	
Approved Change Orders (1, 2, 3)	5,565	
Pending Changes		
Add clean-outs to sewer lines	waiting proposal	
Re-route water lines	waiting proposal	
Re-route irrigation line	waiting proposal	
Delete portion of paint @ parking	waiting proposal	
Community center water heater	80	
Step-down footing at Bldg #10	712	
Relocate 5 parking spaces	297	
Delete shingle mould	(449)	
Bid Amount - Sewer	134,624	
Crowder Associates	111,600	
JUB Engineers	26,150	
Well design & construction (est.)	35,000	
Interim Financing (est.)	28,000	
Developers Fee	25,000	
Total expenses to date:		\$ 3,151,100
Balance remaining:		\$ 366,400
Expected cost of 4-plex:		200,000
Uncommitted funds: \$166,400 -15,000 (est.) =	\$151,400	

Caldwell Housing Authority

June 26, 1995

Page 2

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If you have any further questions in this matter, please contact me.

Sincerely,

Ray Crowder, AIA



Canyon County Sheriff

1115 Albany Street
Caldwell, Idaho 83605
(208) 454-7510

L.A. Showalter
Chief Administrative
Deputy

Chris Smith
Senior Criminal
Deputy

George W. Nourse
Sheriff

August 2, 1995

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

Attn: Donald E. Downen, Chairman

Re: Contract Law Enforcement - Farmway Village

Dear Mr. Downen:

Thank you for allowing us the opportunity to present our views on contract law enforcement to members of the Caldwell Housing Authority. We feel that through the cooperation of several local agencies, the Canyon County Sheriff's Department may be in a position to increase the patrol staff and place more emphasis on resident deputies and community policing.

This department will present to the Board of County Commissioners a proposal to hire eight more deputies through the use of grant funds for the fiscal year 1995-96. At least three of those deputies would be involved in community policing: 1) A second school resource officer to help cover Middleton and Vallivue High Schools, 2) A resident deputy for the City of Middleton, and 3) A resident deputy in the Notus area. The addition of these three officers would enable the present Farmway Village resident deputy and the department's only school resource officer to concentrate their time and effort in the communities they serve, and still have back-up help during days off.

Based on the current year's Canyon County Pay Chart, the salary and fringe benefits for each of these deputies will cost at least \$30,000 annually. For planning purposes, this cost is projected to increase to \$32,000 for the next fiscal year. The Department of Justice Grant for which we intend to apply, and if approved, will pay up to 75% of that cost, or about \$24,000 for each officer. We will be required to come up with the other \$8,000, plus the cost of all required equipment and operating costs, through whatever means are available.

Required equipment and operating costs for each deputy is being estimated at \$12,000 annually. A fully equipped patrol car can cost as much as \$28,000 new, and pro-rated over a four-year period would cost about \$7,000 per year. An additional \$5,000 is needed for uniform and equipment maintenance, training, ongoing weapons qualification, gasoline and car maintenance. These figures

don't include administrative costs for supervision, communications, clerical and administrative support functions.

Recent newspaper articles indicate that Ada County charges \$60,000 per year for a full-time resident law enforcement officer. Cassia County estimates their costs to be \$23.00 per hour, the equivalent of \$47,840 for a full time officer. Considering the salaries and benefits received by Canyon County Deputies, I think that \$48,000 per year for a full time deputy is a conservative estimate of actual costs. If we are successful in our attempts to bring Canyon County law enforcement salaries more into line with other local departments, those costs will correspondingly increase each year.

We are appealing to the communities and entities that will benefit the most from departmental growth to assist with the costs associated with community policing and resident deputies. To put this into perspective, and using the assumptions in the previous paragraph, 40 hours of law enforcement per week costs \$48,000 per year. Department of Justice Grants, if approved, would pay only 75% of the deputy cost for up to three years (subject to renewal each year), leaving 25% of the deputy cost plus 100% of equipment and administrative costs to be paid by Canyon County and other entities choosing to participate in contract law enforcement. Grantees are expected to increase their share of the costs during the second and third years, so that in the fourth year, if the program is to be continued, the county and other entities can be prepared to pay the total cost of ongoing community policing.

I think it is important to point out that a full time resident deputy does not equate to 24-hour coverage 365 days per year. It is actually less than 24% coverage based on a 168 hour week. However, team deputies assigned to other areas of the county are available on a 24-hour basis to respond to emergencies and spend as much time as possible in each of the communities we serve.

Canyon County's law enforcement officer ratio to the rural population served is woefully inadequate compared to the national average. Canyon County is rated at .9 officer(s) per thousand of population, and the national average is reported at 2.2 per thousand of population. Our proposal to add more officers is intended to bring Canyon County's law enforcement capabilities up to present state and national standards. Looking into the future presents quite a dilemma when considering the numbers of officers desired and the salaries and benefits that will be needed to attract and retain qualified help.

Caldwell Housing Authority

Page 3

We have not specified an exact amount of money expected from Farmway Village or any other entity at this stage of our plans. However, we are looking for commitments to get this program started. Ongoing supplemental funding to sustain matching funds, help pay for police cars and other essential equipment, and ultimately independent financing for additional officers, will be necessary to continue increased staffing into the future.


I feel that Sheriff's Department staffing in the patrol and and detective divisions is critically low. For at least three successive years, it has been mandated that departmental growth go toward increased jail staff to accommodate a jail population that has increased from 100 inmates to well over 300 in just two years. Much of the increase in jail expenses has been recouped through room and board fees, but even that trend is changing as the local inmate population increases, and fewer beds become available for rent to other agencies.

It is time to seriously address the needs of law enforcement. Attempts to adequately cover Canyon County with only 24 officers assigned to the Patrol Division (that's a maximum of six per shift for 24-hour coverage) puts too much stress on our officers, and results in too many lengthy "code 3" runs in response to emergencies. Ranking officers are also severely underpaid compared to their peers in Caldwell, Nampa, Ada County and Boise City.

We respectfully request your consideration of our needs, and your attempts at financial assistance. Much of what we need might be dependent upon your ability to assist with matching funds to whatever extent you can afford.

If you have any questions regarding this appeal for assistance, please contact me at your convenience.

Sincerely,


George W. Nourse
Canyon County Sheriff

cc: Board of County Commissioners
Mr. David Linden

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE SIX MONTHS ENDED ~~JUNE 30, 1994~~
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Dwelling rent	\$40,229	\$240,583	\$399,174	\$158,591
Non-dwelling rent	740	4,440	8,500	4,060
Other project income	782	3,939	8,000	4,061
Interest income	2,196	4,565	7,000	2,435
Total revenues	<u>\$43,947</u>	<u>\$253,527</u>	<u>\$422,674</u>	<u>\$169,147</u>

STATEMENT OF EXPENDITURES
FOR THE SIX MONTHS ENDED JUNE 30, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,746	\$ 28,537	\$ 54,340	\$ 25,803
RM & R salaries	6,130	30,405	61,342	30,937
Electricity	2,422	8,803	15,000	6,197
Unemployment tax	304	1,650	3,000	1,350
State retirement & FICA	1,804	10,378	20,537	10,159
Other management expense	2,861	16,676	16,400	(276)
Water, irrigation		1,009	1,950	941
Insurance - Blue Cross	2,222	13,660	26,856	13,196
Insurance - other	1,810	12,434	26,965	14,531
Legal and accounting		5,875	11,250	5,375
Repairs and maintenance	7,178	33,271	57,114	23,843
Sanitation & lawn care	4,920	20,540	37,565	17,025
Debt retirement	2,196	13,176	26,355	13,179
Debt reserve	4,000	40,000	64,000	24,000
Bank charges	45	262		(262)
Total expenditures	<u>\$40,638</u>	<u>\$236,676</u>	<u>\$422,674</u>	<u>\$185,998</u>

See accountants' compilation report.