

POCATELLO DEVELOPMENT AUTHORITY

Board of Commissioners Meeting

April 9, 2002

11:00 a.m.

City Hall

911 North 7th Avenue

11:00 a.m. Council Chambers

Call to Order – Chairman Neuhardt

Acknowledge Guests of Board, if any

Disclosure of Conflicts of Interest, if any

Agenda - Add or Delete Action or Discussion Items

Action and Discussion Items

Minutes for March 12 – Motion to Approve and/or Amend

Financial Report: March Income and Expenses

Consider Approving Payment of 1st Qtr. 2002 Administrative Costs

Roosevelt District Invoice

Project HOPE Update

Property Option

Central Corridor

AMI Project Update

Stormwater Sewer Project

Authorize Requisitions #30 and #31

Phase I Issues

Phase II Issues

Executive Session, if required

Pocatello Development Authority
Cash Budget - 2002

	Actual January	Actual February	Actual March	Estimated April	Estimated May	Estimated June	Estimated July	Estimated August	Estimated September	Estimated October	Estimated November	Estimated December	Current Estimate 2002	Approved 2002
Beginning Balance	\$437,260.09	\$1,062,556.27	\$1,095,462.47	\$617,692.05	\$162,533.17	\$149,386.17	\$134,869.17	\$2,694,012.17	\$342,788.17	\$344,141.17	\$462,369.17	\$466,764.17	\$422,060.09	\$416,250.13
SOURCES OF FUNDS														
Kress District	2,280.44	0.00	0.00	0.00	0.00	0.00	3,073.00	0.00	0.00	0.00	0.00	0.00	\$5,353.44	\$5,473.00
Newtown District	23,750.03	25.55	1,289.05	0.00	0.00	0.00	34,000.00	0.00	0.00	0.00	0.00	0.00	\$59,064.63	\$58,000.00
Al Ricken Drive District	390,155.58	0.00	0.00	0.00	0.00	0.00	1,671,276.00	0.00	0.00	0.00	0.00	0.00	\$2,061,431.58	\$2,071,285.00
Old Town District	1,484.56	6,189.04	13,282.54	0.00	0.00	0.00	180,000.00	0.00	0.00	0.00	0.00	0.00	\$210,856.14	\$193,000.00
North Main District	34,082.22	0.00	22,829.01	0.00	0.00	0.00	98,737.00	0.00	0.00	0.00	0.00	0.00	\$155,648.23	\$133,737.00
Roosevelt District	172,825.41	845.14	5,421.16	0.00	0.00	0.00	214,338.00	0.00	0.00	0.00	0.00	0.00	\$393,429.71	\$384,338.00
Central Corridor District	4,485.15	27,838.33	81.43	0.00	0.00	0.00	358,481.00	0.00	0.00	120,000.00	0.00	0.00	\$510,895.91	\$483,491.00
General Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,542.00	0.00	\$2,542.00	\$2,542.00
Interest Income	1,119.01	987.71	1,758.28	1,000.00	1,000.00	1,000.00	4,500.00	4,500.00	1,500.00	1,500.00	2,000.00	2,000.00	\$22,863.00	\$30,000.00
TOTAL	630,182.40	35,885.77	44,659.47	1,000.00	1,000.00	1,000.00	2,574,415.00	4,500.00	1,500.00	121,500.00	4,542.00	2,000.00	\$3,422,184.84	\$3,339,866.00
CASH AVAILABLE	\$1,067,442.49	\$1,088,442.04	\$1,140,121.94	\$618,692.05	\$163,533.17	\$150,386.17	\$2,709,284.17	\$2,698,512.17	\$344,288.17	\$465,641.17	\$466,911.17	\$468,764.17	\$3,844,244.73	\$3,766,116.13
APPLICATION OF FUNDS														
Kress District	0.00	2,760.41	0.00	0.00	0.00	0.00	0.00	3,073.00	0.00	0.00	0.00	0.00	\$5,833.41	\$5,473.00
Newtown District	0.00	0.00	23,897.31	0.00	0.00	0.00	0.00	34,000.00	0.00	0.00	0.00	0.00	\$57,897.31	\$56,000.00
Al Ricken Drive District	0.00	0.00	390,155.58	438,886.88	0.00	0.00	0.00	1,671,276.00	0.00	0.00	0.00	0.00	\$2,500,318.46	\$2,415,302.88
Old Town District	0.00	0.00	15,867.42	0.00	0.00	0.00	0.00	190,000.00	0.00	0.00	0.00	0.00	\$205,867.42	\$193,000.00
North Main District	0.00	0.00	34,082.22	0.00	0.00	0.00	0.00	88,737.00	0.00	0.00	0.00	0.00	\$132,819.22	\$82,333.00
Roosevelt District	1,810.00	0.00	5,400.00	14,000.00	14,000.00	15,370.00	12,000.00	0.00	0.00	0.00	0.00	182,169.00	\$244,549.00	\$287,639.00
Central Corridor	0.00	0.00	52,866.77	0.00	0.00	0.00	0.00	358,481.00	0.00	0.00	0.00	0.00	\$411,357.77	\$383,491.00
General Funds	3,229.98	171.31	113.15	3,215.00	90.00	90.00	3,215.00	90.00	90.00	3,215.00	90.00	90.00	\$13,699.44	\$13,680.00
Bank Charges	46.24	47.85	47.44	57.00	57.00	57.00	57.00	57.00	57.00	57.00	57.00	57.00	\$654.53	\$684.00
TOTAL	4,886.22	2,879.57	522,429.89	456,158.88	14,147.00	15,517.00	15,272.00	2,355,724.00	147.00	3,272.00	147.00	182,316.00	\$3,572,996.56	\$3,397,402.88
ENDING BALANCE	\$1,062,556.27	\$1,085,462.47	\$617,692.05	\$162,533.17	\$149,386.17	\$134,869.17	\$2,694,012.17	\$342,788.17	\$344,141.17	\$462,369.17	\$466,764.17	\$286,448.17	\$271,248.17	\$358,713.25

DISTRICT ENDING BALANCES
March 2002

Bank Balance		\$617,692.05
General Fund	52,606.04	
Discretionary Funds	15,911.14	
Kress Project	0.00	
Newtown District	1,289.05	
Alvin Ricken District	0.00	
Old Town District	13,282.54	
North Main District	22,829.01	
Roosevelt District	239,211.83	
Central Corridor District	<u>272,562.44</u>	
District Totals		\$617,692.05

**Pocatello Storm Water Improvements
Halliday Street Phase I Construction
March 2002 Progress Report**

Owner: Pocatello Development Authority
 Engineer: Schiess & Associates
 General Contractor: HK Contractors Inc.
 Report No. 7 (Work from Nov. 26, 2001 to March 25, 2002)

Bids Opened: May 3, 2001
 Notice to Proceed: June 11, 2001
 Original Contract Time (days): 210
 Original Contract Completion Date: January 7, 2001
 Approved Time Extensions (days): 140
 Current Substantial Completion Date: May 27, 2002
 Current Final Completion Date: June 26, 2002
 Contract Time elapsed through March 25, 2002: 81 %
 Original Contract Amount: \$4,460,913.28
 Approved Change Order Amount (No.'s 1 through 5): \$516,034.06
 Total Change Order (No.'s 1 through 5), % of Original Contract: 11.6 %
 Current Contract Amount: \$4,976,947.34
 Amount Earned Through March 25, 2002*: \$4,667,293.87
 Percent of Contract Earned*: 94 %
 Estimated Total Contract Cost (From January 2002 Spreadsheet) \$5,228,421.27

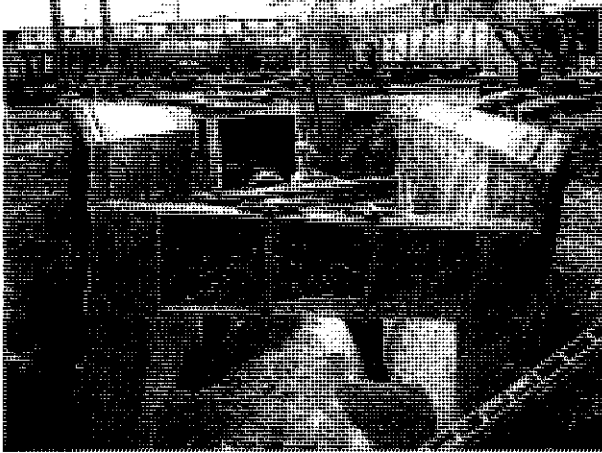
Pay Request Data

Period Number	From	Through	Earned (\$)	Retained (\$)	Payment (\$)
1	05/22/01	06/25/01	\$ 176,305.48	\$ 8,815.27	\$ 167,490.20
2	06/26/01	07/25/01	\$ 552,450.15	\$ 27,622.51	\$ 524,827.64
3	07/26/01	08/25/01	\$ 581,273.44	\$ 29,063.67	\$ 552,209.77
4	08/26/01	09/25/01	\$ 839,422.71	\$ 41,971.14	\$ 797,451.57
5	09/26/01	10/25/01	\$ 864,635.75	\$ 43,231.79	\$ 821,403.96
6	10/26/01	11/25/01	\$ 593,378.22	\$ 27,729.11	\$ 554,582.24
7	11/26/01	02/25/02	\$ 739,828.12	\$ 38,931.20	\$ 711,963.78
8*	02/26/02	03/25/02	\$ 330,000.00	\$ 16,500.00	\$ 313,499.99

Total Project* \$ 4,677,293.87 \$ 233,864.69 \$ 4,443,429.16

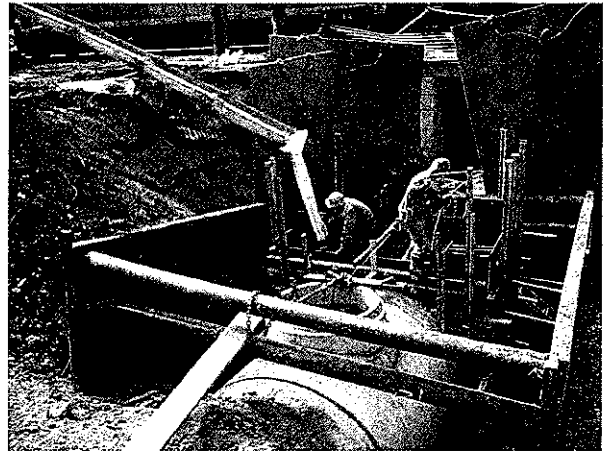
* Pay request 8 is still under engineer's review

Pocatello Storm Water Improvements
Phase I Construction
Project No. 00033



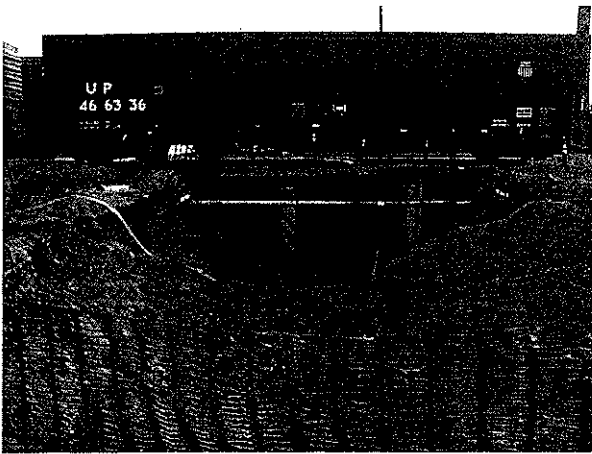
March 11, 2002

Pipe laying on East side of Railroad tracks.



March 20, 2002

Concrete pour for field joint on East side of Railroad tracks.



March 21, 2002

Tunnel backfill process on West side of Railroad tracks.



April 5, 2002

New pavement on West Halliday.



7103 SOUTH 45TH WEST, IDAHO FALLS, ID 83402
OFFICE: (208) 522-1244 • FAX: (208) 522-9232

WATER SYSTEM DESIGN • WASTEWATER TREATMENT • STORM WATER MANAGEMENT
PLANNING • TRANSPORTATION • CONSTRUCTION MANAGEMENT

March 11, 2002

Pocatello Development Authority
1651 Alvin Ricken Drive.
Pocatello, ID 83201

Subject: Response to February 28, 2002 Letter, Pocatello Storm water
Improvements Phase I, Project No. 01029

Dear PDA:

Yes, we will complete the construction oversight services if you deny our request for additional fees to cover additional work. We simply are requesting compensation to cover our costs to complete the work.

Our scope of work has increased, and we are asking for compensation for the work that will be requested by PDA, through the City, to complete the work. The additional \$12,000 and the \$15,000 was paid to our company for services performed outside of our original contract. We are asking to be paid for services that will be provided this summer. The City has already taken upon themselves significant responsibility to help complete Phase I construction. We want to help complete the work and are willing to work at a reduced level as long as we do the key tasks required to protect your interests. These services we provide and the insurances we carry protect the City and PDA. We carry \$1,000,000 of general liability insurance and \$500,000 professional liability insurance.

We signed an agreement with the Pocatello Development Authority, an urban renewal agency, for professional engineering services and construction oversight services. We do not direct or have control over the Contractor's work nor the construction means, methods, techniques, sequences or procedures selected by the Contractor. We work on behalf of the Owner to protect his interests. We do not certify, guarantee or warranty the work of the Contractor. We endeavor to guard the Owner against deficiencies in the contractors work.

Our contract states that the PDA's designated liaison to PDA is the City Engineer of the City of Pocatello. We have worked closely with the City Engineer and documented our efforts very well. There have been many communication breakdowns. Most of them occurred when we assumed our efforts, letters, reports and progress reports were all being passed on to each PDA Board member. This assumption has caused the board to question our efforts. We can assure you that all our work is documented, each decision we made was in full view and cooperation of the City personnel. These decisions were

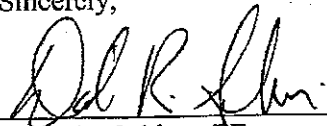
March 11, 2002
PDA
Page 2

made with the best interest of the citizens of Pocatello in mind. We sent monthly color progress reports to PDA that apparently the board did not see. We apologize that we did not provide duplicates to each board member.

In our contract the construction work was to be done by November 2001. Due to delays by the Contractor and changed conditions, the work has not been completed. These changed conditions were not originally contemplated by or known to us prior to construction. We have had to deal with potential hazardous materials, work with the railroad, delay by the Contractor and changes in Pocatello City staff. These changes in personnel include Jay Cornelison, Laura Lamberty, Steve Philippi, Robert Chambers and Greg Lanning. These changes required extra work on our part and were not anticipated when we began this work. We have also experienced changes in the PDA Board over the course of our work. The chair when we began this work was Stephen Hotchkiss. There are also several new board members.

Please outline for us what tasks you want us to do and what tasks you want the City to do. We will comply with your wishes. We have not failed to comply with the terms and conditions of our contract with you. The project scope has increased. You have paid the Contractor for those increases and seem to be unwilling to compensate us for the additional work required of us due to the increased scope. We hope you can see the benefits our firm offers as we complete this important project for the citizens of Pocatello.

Sincerely,



David R. Schiess, PE



Paul H. Scoresby, PE

Cc: Dean Tramner
Greg Lanning
Mayor Roger Chase
Harry Neuhardt
Ray Burstadt


Schiess & Associates
 CONSULTING ENGINEERS

7103 SOUTH 45TH WEST, IDAHO FALLS, ID 83402
 OFFICE: (208) 522-1244 • FAX: (208) 522-8232

WATER SYSTEM DESIGN • WASTEWATER TREATMENT • STORM WATER MANAGEMENT
 PLANNING • TRANSPORTATION • CONSTRUCTION MANAGEMENT

April 3, 2002

Cac Turner
 Engineering Department
 City of Pocatello
 PO Box 4169
 Pocatello, ID 83205

Subject: Pocatello Stormwater Improvements Phase II – Memorial Drive Drainage System, Project No. 01023

Dear Cac:

We have completed the design plans and specifications for the referenced project and have attached (3) copies of each for your use. We have also included an engineer's estimate of probable project cost which you may use for budgeting purposes. The estimate is for year 2002 construction and should be adjusted upward approximately 5% annually. We recommend Schiess & Associates be retained to provide bid services and construction management on this work when funding is obtained. In the following paragraphs we have identified a number of action items required for this project prior to the project being constructed.

The City should pursue either a permanent easement or a long term arrangement with ISU to allow for access and operation and maintenance of the facility to assure the existence of the stormwater facilities into perpetuity.

Prior to bidding and construction, these plans should be submitted to DEQ for review. There are some minor water system conflicts that require DEQ review. The design should also be checked for current code compliance prior to submitting to DEQ.

An easement will be required in the LDS Church parking lot to lawfully enter and construct facilities on the LDS Church property. A legal description for this easement is attached. The LDS Church has indicated by phone that they would be agreeable to this proposed easement. However, they have been unwilling to make their intentions known in writing. The local LDS Church contact for this work is Matt Warren. He can be reached at 232-9407. His address is the Pocatello Idaho FM Group, 592 Roosevelt Avenue, Pocatello, Idaho 83201. For real estate issues, work with Matt Warren and Richard Maurer also of LDS Church Facilities Management in Boise, Idaho. Richard

April 3, 2002
 Cac Turner
 Page 2

Maurer's address is 11102 Hollandale Drive, Boise, Idaho 83709. He can be reached at 208-672-9407.

In addition, Scott Campbell at ISU should be notified as early as possible of any construction schedules so that ISU can reschedule all athletic events planned for the football practice field and frisbee field areas. The sport field areas of this project have a major impact on summer sport scheduling at the university.

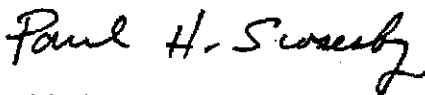
PRZ consulting was used to design the football field soil amendment requirements (which was a stipulation of ISU to assure an aesthetic, quality product). Larry Musser needs to be retained and answer contractor questions at the time of bidding. The estimated cost for their service will be \$200. If the project is not bid within 12 months, then he will need additional fees to recheck design and provide current cost estimates for his work. See the attached PRZ letter.

The attached estimate of probable cost is higher than original estimates. The project as designed represents an overall increase in scope that occurred as design developed and unforeseen needs were identified. Through the design process, it became apparent that original alignments, scope, and intentions were not compatible with actual conditions and aesthetics. Our design includes unforeseen alignments, water reconstruction, additional earthwork, and the design for the equivalent of two football fields instead of one.

We have enjoyed working with ISU and the City of Pocatello on this unique project. We hope to be able to see the project through to completion.

If you have any questions or concerns regarding the attached plans, specifications or estimate of probable cost, please do not hesitate to call.

Sincerely,



Paul H. Scoresby, PE

Attachments: (3) Memorial Drive Drainage System plans & specifications
 Engineer's estimate of probable cost
 Legal description for LDS Church easement ((2) pages)
 PRZ consulting letter dated 3/21/02

Cc: Scott Campbell, ISU (w/1 copy of each attachment)
 Greg Lanning, City of Pocatello (w/out attachments)
 Curt Neville, City of Pocatello (w/out attachments)
 Mayor Roger Chase, City of Pocatello (w/out attachments)
 Harry Neuhardt, PDA Chairman (w/out attachments)
 Charlene DeWall, PDA (w/out attachments)

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Halliday Street Phase I Construction
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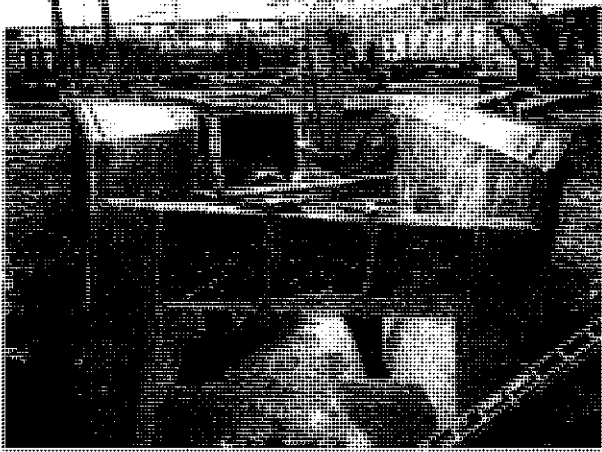
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Pay Request Data

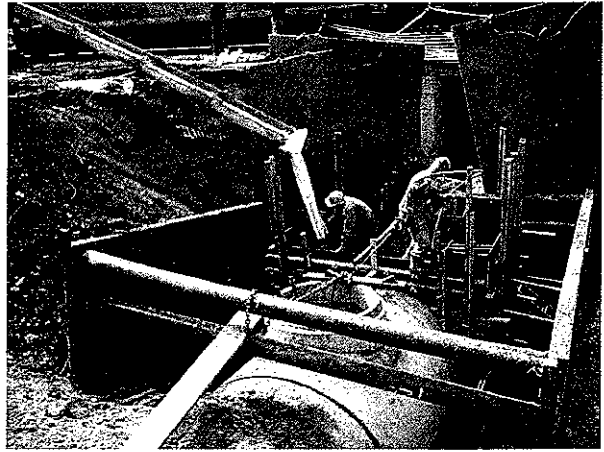
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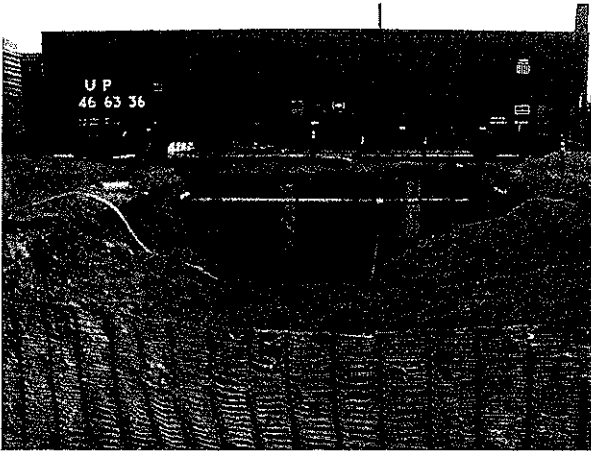
Pocatello Storm Water Improvements
Phase I Construction
Project No. 00033



March 11, 2002
Pipe laying on East side of Railroad tracks.



March 20, 2002
Concrete pour for field joint on East side of Railroad tracks.



March 21, 2002
Tunnel backfill process on West side of Railroad tracks.



April 5, 2002
New pavement on West Halliday.



Civil ■ Surveying ■ Environmental ■ Transportation ■ Planning ■ Land Development ■ Municipal

March 10, 2002

Mr. Ray Burstedt
Bannock Development Corp.
1651 Alvin Ricken Dr.
Pocatello, ID 83201

RE: Tuscany Development- South Cliffs Drive Project
Pay Estimate #1 Analysis

Dear Ray:

Please find invoice number 13 from Tuscany Hills Dev. Co for work performed on South Cliffs Drive. I have attached a new spreadsheet to this letter to begin a basis to track the project costs. The quantities in the spreadsheet are based on estimates from the plans submitted to the City of Pocatello for the Project. There has been a significant amount of work completed on the project during the past several months including drilling and blasting for the Roadway and Utilities, excavation of the blasted material, import of material to bring the roadway to sub-grade and the installation of both of the water and sewer utilities. The requested amount is \$66,876.66 includes the amount requested by Johnson Excavation that was not approved last month.

Attached to the invoices, is a bid to complete the utility work form Dig'Em Up for \$42,428.60 for comparison. Tuscany Hills Development Co. did not use Dig'Em Up to complete the project because an EMERGENCY situation arose and the utilities had to be placed in a very short time frame. When comparing the Dig 'Em Up estimate to the amount requested by Tuscany Builders, the work actually got completed for slightly less than the estimate

The individual invoices are attached for review and please contact me if you have questions or require additional information to process the payment.

Sincerely,

A handwritten signature in cursive script that reads "J. Mitchell Greer".

J. Mitchell Greer, P.E.
RMES

POCATELLO
155 South Second Avenue
Pocatello, Idaho 83201
phone: (208) 234-0110
fax: (208) 234-0111

AMERICAN FALLS
460 Lincoln Street, Suite C
American Falls, Idaho 83211
phone: (208) 226-5764
fax: (208) 226-5767

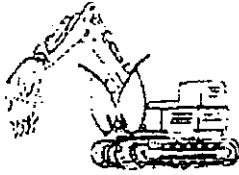
SOUTH CLIFFS DRIVE- Pay Estimate Summary

ITEM #	ITEM	UNIT	QUANTITY	Engineer's Estimate		8-Aug-02					Nov-02					Jan-03									
				UNIT PRICE	TOTAL	Pay Request #1	Pay Request #2	Pay Request #3	Pay Request #4	Pay Request #5	Total Remaining	Pay Request #1	Pay Request #2	Pay Request #3	Pay Request #4	Pay Request #5	Total Remaining	Pay Request #1	Pay Request #2	Pay Request #3	Pay Request #4	Pay Request #5	Total Remaining		
EARTHWORK																									
ea-1	Clear and Grub	AC	1.2	\$ 1,500.00	\$ 1,800.00																				
ea-2	Road Excavation	C.Y.	1,400	\$ 5.00	\$ 7,000.00	\$ 5,110.00																			
WATER																									
cw-1	12" Class 50 Ductile Iron Water Line (inc. Import)	L.F.	360	\$ 38.00	\$ 13,680.00	\$ 13,680.00																			
cw-2	12" Resilient Seal Gate Valve & Riser	E.A.	2	\$ 1,700.00	\$ 3,400.00	\$ 3,400.00																			
cw-3	Fire Hydrant	E.A.	2	\$ 2,300.00	\$ 4,600.00	\$ 4,600.00																			
cw-4	12" City of Pocatello Tap	E.A.	0	\$ 2,000.00	\$ -																				
cw-5	Rock Excavation, Inc Blast	L.F.	340	\$ 19.00	\$ 6,460.00	\$ 8,887.50																			
cw-6	Import	C.Y.	1200	\$ 8.50	\$ 10,200.00																				
SEWER																									
ss-1	8" SDR-35 PVC	L.F.	400	\$ 20.00	\$ 8,000.00	\$ 8,000.00																			
ss-2	4' Dia. Manholes	E.A.	2	\$ 1,750.00	\$ 3,500.00	\$ 3,500.00																			
ss-3	Rock Excavation, Inc Blast	L.F.	300	\$ 35.00	\$ 10,500.00	\$ 8,887.50																			
ss-4	Import	C.Y.	1200	\$ 8.50	\$ 10,200.00																				
STORM WATER																									
sd-1	15" HDPE Storm Line	L.F.	105	\$ 21.00	\$ 2,205.00																				
sd-2	Storm Drain Manhole	E.A.	0	\$ 1,200.00	\$ -																				
sd-3	Inlet Catch Basin	E.A.	2	\$ 1,500.00	\$ 3,000.00																				
sd-4	Rock Excavation, Inc Blast	L.F.	0	\$ 14.00	\$ -																				
CONCRETE																									
sc-1	Standard Vertical Curb & Gutter	L.F.	1085	\$ 10.50	\$ 11,392.50																				
sc-2	Standard 3" Rolled Curb	L.F.	195	\$ 10.00	\$ 1,950.00																				
sc-3	Valley Gutter	S.F.	1190	\$ 3.50	\$ 4,165.00																				
sc-4	Handicap Ramp	E.A.	6	\$ 300.00	\$ 2,400.00																				
sc-5	4' Sidewalk	L.F.	1085	\$ 8.50	\$ 9,222.50																				
sc-6	6" Concrete Apron	S.F.	1575	\$ 3.50	\$ 5,512.50																				
ROADWAY																									
rw-1	Asphalt Pavement Section (3" ac, 4' 3/4, 8" 2")	S.F.	23695	\$ 1.55	\$ 36,727.25																				
rw-2	Roadway Geotextile	S.F.	23695	\$ 0.15	\$ 3,554.25																				
rw-3	Asphalt Patch and Boring	L.S.	0	\$ 6,200.00	\$ -																				
SP-1	Material Import	C.Y.	2500	\$ 8.50	\$ 21,250.00	\$ 10,812.00																			
MISC.																									
m-1	Revegetation	AC	0.5	\$ 475.00	\$ 237.50																				
m-2	Mobilization	L.S.	1	\$ 2,500.00	\$ 2,500.00																				
m-3	Street Lights	E.A.	3	\$ 2,200.00	\$ 6,600.00																				
m-4	Private Utilities	L.S.	1	\$ 12,000.00	\$ 12,300.00																				
m-5	Materials Testing	L.S.	1	\$ 3,000.00	\$ 3,000.00																				
m-6	Engineering and Design	L.S.	1	\$ 10,000.00	\$ 10,000.00																				
m-7	Landscaping	L.S.	1	\$ 17,300.00	\$ 17,300.00																				
Total					\$ 232,656.50	\$ 66,877.00																			
																									\$ 165,779.50

785-6997



Jerry Stuart
1010 W. Bridge
Suite B
Blackfoot, Idaho 83221
Phone: (208)785-6997
Fax: (208)785-6997



Date:	Feb. 17, 2003
Customer:	South Cliffs Business Park
ATTN:	Brad Frasure
Job Name:	South Cliffs Business Park #2
Work Summary:	Development / Utilities
Job Number:	SD 3004
PO#:	
Job Address:	South 5th, Pocatello, Id
Estimator:	Jerry Stuart

B1

Estimate

Temporary Measures

- Barriers, Enclosures, Traffic Control, Erosion/Dust Control
- Security, Field Office, Sheds, Temporary Power, Portable Toilet

Sewer System Improvements

- Excavate, Install and Backfill Sewer Main Line (8" SDR 35)
- Provide and Place Manholes
- Export and Dispose of Rock Material (on site)

Water Line Improvements

- To install 12" ductile water line
- To install 8" ductile water line
- Install Fire Hydrant complete with valve and service line
- Install 1" service water line
- Export and Dispose of Rock Material (on site)

Storm Sewer Improvements

- To install 15" ADS storm sewer pipe
- To install catch basin w/ C&G grate

Stipulations

- *** Above pricing does not include any rock blasting, or hammering.
- *** Exporting and Importing Lava rock and Pit run Backfill material, are estimated quantities only, actual (billed) quantities may be more or less.
- *** Above traffic control included is for boring holes across the highway.
- *** Above pricing does not include heating any concrete pours, or thawing out ground, but does include covering and blanketing as needed
- *** If delays are made due to the blasting not being complete a \$500. Per day stand by charge will be assessed.
- *** Backfill material will be supplied and delivered to the site by others and placed by Dig 'Em Up. On site backfill will be used provided it is 1' minus.

Quantity	Item	Unit Price	Amount	
				extra if needed
				extra if needed
400	lin.ft.	\$ 28.00	\$ 11,200.00	
2	Ea.	\$ 1,800.00	\$ 3,600.00	
600	cu yrd.	\$ 2.75	\$ 1,650.00	
				\$ 16,450.00
360	lin. ft.	\$ 37.00	\$ 13,320.00	
54	lin.ft.	\$ 28.40	\$ 1,533.60	
2	ea.	\$ 2,400.00	\$ 4,800.00	
1	Ea.	\$ 950.00	\$ 950.00	
500	cu.yrd.	\$ 2.75	\$ 1,375.00	
				\$ 21,979.60
60	lin.ft.	\$ 30.00	\$ 1,800.00	
2	ea.	\$ 1,100.00	\$ 2,200.00	
				\$ 4,000.00

Any out of scope work such as moving dirt, hauling, or protecting areas from blast zones, or additional traffic control, will be billed out as time and materials.

*** Thank you for the opportunity to bid your job!! ***

Grand Total

\$42,428.60

Terms and Conditions:

The terms and conditions of this contract are as follows: Dig 'Em Up agrees to do the work described in the preceeding estimate form. This work will commence within five days of the signing of this contract, and will be done in a timely manner, knowing that it will be done in winter months respective to the weather. Dig 'Em Up will provide this work according to plan specifications and Idaho and City of Pocatello Codes. Dig 'Em Up will call for the necessary inspections and will work with Engineers and City Officials to perform this work in an acceptable manner. Dig 'Em Up requires a 10% deposit on above estimated work to cover permits, fees, and other items necessary in starting this project. Dig 'Em Up will submit a progress payment request twice each month requesting payment for items complete less 5% retainage. The first progress payment request will encompass the 10% deposit. The final billing will be submitted upon completion and acceptance of the project, and will include the 5% retainage withheld throughout the project. An 18% per annum interest will apply on amounts unpaid exceeding 30 days.

(please sign below to agree to the terms and conditions of this project, and please send initial deposit payment to initiate contract) Thank You!

Dig 'Em Up Quality Contractors Inc.
Jerry Stuart

Tuscany Hills Dev. / South Cliffs Business Park
Brad Frasure

Tuscany Hills Development Co., LLC

444 Hospital Way, Suite 777

Pocatello, ID 83201

INVOICE

Bill To
Pocatello Development Authority c/o Ray Burststed 1651 Alvin Ricken Dr. Pocatello, ID 83201 232-0267

Invoice #
13

Date
3/10/2003

Description	Amount
South Cliffs Business Park - So. 5th Project	0.00
--Johnson Excavation Invoice #102	10,812.00
--Eagle Rock Blasting Invoice # 20440	17,774.80
--Tuscany Builders Invoice # 32	38,289.86
Total	\$66,876.66
Payments/Credits	\$0.00
Balance Due	\$66,876.66

Phone #
(208) 478-6449



Johnson Excavation

P.O. Box 36
Inkom, ID 83245
208-681-3271

Invoice

Date	Invoice #
2/3/2003	102

Bill To
TUSCANY BUILDERS 444 HOSPITAL WAY SUITE 777 POCARELLO, ID 83201

Description	Amount
SOUTH CLIFF DRIVE 1275 C.Y ENGINEERED FILL	10,812.00T
Total	
	\$10,812.00

Eagle Rock Blasting, Inc.

6992 N. 5th E.
Idaho Falls, ID 83401
(208) 524-4618

Invoice	
DATE	INVOICE #
2/18/2003	20440

BILL TO:
Tuscany Hill Development Co. c/o Bill Isley 444 Hospital Way. Suite 777 Pocatello, Idaho 83201

PROJECT:	TERMS	DUE DATE
South Cliff Drive	Net 30	3/20/2003

QUANTITY	DESCRIPTION	RATE	AMOUNT
	1/16/03 thru 2/17/03		
809	Drilling and blasting for utilities.	17.20	13,914.80
1,400	D&B 3 rock knobs, 2-20x20, 1-20x30	2.40	3,360.00
1	Mobilization	500.00	500.00
	Sales Tax	5.00%	0.00

Prices as per contract. Thank you for your business	Total	\$17,774.80
---	--------------	--------------------

TUSCANY BUILDERS LLC

444 Hospital Way, Suite 777
Pocatello, ID 83201

Phone # 208 478 6449

Invoice

Date	Invoice #
3/10/2003	32

Bill To
Tuscany Hills Development
<i>SOUTH CLIFFS DRIVE</i>

Description	Amount
Water & Sewer line complete with hydrants & manholes	0.00
Materials	14,519.86
Johnson Excavation	10,580.00
Trent Frasure	6,475.00
Frasure Construction	6,715.00
Total	\$38,289.86

March 3, 2003

Materials

400' L.F. SDR 35	\$1050.00
24' Manhole Material	\$1920.00
TOTAL DUE:	\$2970.00

Thank you for your business.

ACCOUNTING COPY



7752970

056 PICK TICKET 7752970

BR: 056 Phone# 208 233 4023

DATE 3/06/03 TIME 13:30:44

FNW POCATELLO
756 S 1ST AVE

ALL ORDERS MUST HAVE A PO LETTER & #

POCATELLO, ID 83201

CUST#: 134941

REPRINT

SPECIAL INSTRUCTIONS

NO NAMES!!!!

TUSCANY BUILDERS LLC
444 HOSPITAL WAY
STE 777
POCATELLO, ID 83201

TUSCANY BUILDERS LLC
C/O SOUTH CLIFF JOB
SOUTH 5TH
POCATELLO, ID 83201

2082340111

RMS
Mar 12 03 03:38P

P.O. NUMBER		JOB NAME		JOB NO.	SLS	ENT BY	ORDER DATE	DELIVERY METHOD			
BRAD		SO CLIFF JOB			571	SMB	2/24/03	OUR TRUCK		PREPAID	
BIN	LOCATION	ITEM DESCRIPTION			UM	ORDERED	SHIPPED	B/O	UNIT PRICE	PER	EXTENDED AMT.
VHH	021 01A	8 TYTON JOINT PIPE W/GSKT CLASS 50 #160553			FT	126	126	0	9.14	FT	1151.64
VHH	061 01A	6 TYTON JOINT PIPE W/GSKT CLASS 50 #160552			FT	18	18	0	6.59	FT	118.62
		12X6 MJXFLANGE SSB TEE L/ACC D			EA	1	1	0	263.12	EA	263.12
		12X8 MJXFLANGE SSB TEE L/ACC D			EA	1	1	0	274.22	EA	274.22
VEA	041 02A	KENNEDY 6 4572X MJXFE RS GATE VLV #160758			EA	2	2	0	258.55	EA	517.10
VEA	041 03A	KENNEDY 8 4572X MJXFE RS GATE VLV #160759			EA	2	2	0	403.39	EA	806.78
VHF	121 01A	TYLER 7026 26X36 CI VLV BX L/LID #261378			EA	4	4	0	46.19	EA	184.76
VHF	151 01A	TYLER 6855 51/4 DROP LID WATER #044121			EA	4	4	0	7.50	EA	30.00
VHH	071 01A	K81 HYD 5 VO 3-WAY 5"6" TRCH 6MJ #161476			EA	2	2	0	903.40	EA	1806.80
VHF	162 02A	8 MJ SSB 45 ELBOW L/ACC #169813			EA	1	1	0	65.85	EA	65.85

SUBJECT TO TERMS AND CONDITIONS ON REVERSE SIDE	PSD	SHIPPED DATE	FILLED BY	CHECKED BY	SHIPPING & HANDLING	AMOUNT
	RECEIVED BY (PRINT NAME)	2/25/03	2/25/03			TAX %
	RECEIVED BY (SIGNATURE)	DATE RECEIVED	BILL OF LADING NO		TOTAL DUE	

MATERIAL SAFETY DATA SHEETS AVAILABLE UPON REQUEST.

CONTINUED

FNW

ACCOUNTING COPY

7752970

BR: 056 Phone# 208 233 4023

056 PICK TICKET 7752970

DATE 3/06/03 TIME 13:30:44

FNW POCATELLO
756 S 1ST AVE
POCATELLO, ID 83201ALL ORDERS MUST HAVE A PO LETTER & N.
CUST#: 134941 REPRINT 3

SPECIAL INSTRUCTIONS

NO NAMES!!!!

TUSCANY BUILDERS LLC
444 HOSPITAL WAY
STE 777
POCATELLO, ID 83201TUSCANY BUILDERS LLC
C/O SOUTH CLIFF JOB
SOUTH 5TH
POCATELLO, ID 83201

PO. NUMBER

JOB NAME

JOB NO.

SLS

ENT BY

ORDER DATE

DELIVERY METHOD

BRAD

SO CLIFF JOB

571

SMB

2/24/03

OUR TRUCK

PREPAID

BIN LOCATION	ITEM DESCRIPTION	UM	ORDERED	SHIPPED	B/O	UNIT PRICE	PER.	EXTENDED AMT
GRA 126 04A 6	150 RED RUBBER 1/16 FF GASKET #037471	EA	2	2	0	.63	EA	1.26
GRA 126 06A 8	150 RED RUBBER 1/16 FF GASKET #037472	EA	2	2	0	.79	EA	1.58
GRE 074 02A 6	150 BLT KIT-8 3/4X31/4 W/NUTS #037618	EA	2	2	0	5.32	EA	10.64
GRE 074 01A 8	150 BLT KIT -8 3/4X31/2 W/NUTS #037619	EA	2	2	0	5.54	EA	11.08
	12 UNION-TITE SOLID PSH-ON PLG SSB	EA	1	1	0	98.80	EA	98.80
WHF 181 03A 12	MJ ACCESSORY KIT #027903	D EA	6	6	0	18.10	EA	108.60
WHF 181 02A 8	MJ ACCESSORY KIT #027901	D EA	3	5	0	12.57	EA	62.85
WHF 181 01A 6	MJ ACCESSORY KIT #027900	D EA	4	4	0	10.56	EA	42.24
WHF 191 05A 8X6	MJXFLANGE SSB TEE L/ACC #169996	D EA	1	1	0	137.79	EA	137.79
WHF 173 01A 8X6	MJ SSB SM END BELL RED L/AC D #170047	D EA	1	1	0	53.65	EA	53.65

SUBJECT TO TERMS
AND CONDITIONS ON
REVERSE SIDE

PSD

SHIPPED DATE

FILLED BY

CHECKED BY

SHIPPING & HANDLING

AMOUNT

RECEIVED BY (PRINT NAME)

12/25/03

RECEIVED BY (SIGNATURE)

2/25/03

DATE RECEIVED

BILL OF LADING NO

TOTAL DUE

MATERIAL SAFETY DATA SHEETS AVAILABLE UPON REQUEST.

CONTINUED

P.15

2082340111

RMES

Mar 12 03 03:38P

ACCOUNTING COPY



7752970

BR: 056 Phone# 208 233 4023

056 PICK TICKET 7752970

DATE 3/06/03 TIME 13:30.44

FNW POCATELLO
756 S 1ST AVE
POCATELLO, ID 83201

ALL ORDERS MUST HAVE A PO LETTER & H.
CUST#: 134941 REPRINT

SPECIAL INSTRUCTIONS
NO NAMES!!!!

TUSCANY BUILDERS LLC
444 HOSPITAL WAY
STE 777
POCATELLO, ID 83201

TUSCANY BUILDERS LLC
C/O SOUTH CLIFF JOB
SOUTH 5TH
POCATELLO, ID 83201

P.16
2082340111

P.O. NUMBER	JOB NAME	JOB NO.	SLS	ENT BY	ORDER DATE	DELIVERY METHOD
BRAD	SO CLIFF JOB		571	SMB	2/24/03	OUR TRUCK PREPAID

BIN LOCATION	ITEM DESCRIPTION	UM	ORDERED	SHIPPED	B/O	UNIT PRICE	PER	EXTENDED AMT.
AHF 192 05A 6	UNION-TITE SOLID PSH-ON PLG SSB #168026	EA	1	1	0	31.52	EA	31.52

SUBJECT TO TERMS AND CONDITIONS ON REVERSE SIDE	PSD	SHIPPED DATE	FILLED BY	CHECKED BY	SHIPPING & HANDLING	AMOUNT
	12/25/03	2/25/03				TAX
RECEIVED BY (PRINT NAME)	RECEIVED BY (SIGNATURE)	DATE RECEIVED	BILL OF LADING NO		TOTAL DUE	

5429.0400 TOTAL WEIGHT

288.95
6,008.5

END OF ORDER

Mar 12 03 03:39p RMES

ACCOUNTING COPY



7758583

BR: 056 Phone# 208 233 4023

056 PICK TICKET 7758583

PAGE NO.

FNW POCATELLO
756 S 1ST AVE

POCATELLO, ID 83201

ALL ORDERS MUST HAVE A PO LETTER & #.

CUST#: 134941

REPRINT

DATE 3/06/03 TIME 13:33:57

SPECIAL INSTRUCTIONS

NO NAMES!!!!

SHIP TO	TUSCANY BUILDERS LLC 444 HOSPITAL WAY STE 777 POCATELLO, ID 83201	TUSCANY BUILDERS LLC C/O SO CLIFF JOB POCATELLO, ID 83201
---------	--	---

PO. NUMBER

JOB NAME

JOB NO.

SLS

ENT. BY

ORDER DATE

DELIVERY METHOD

SO CLIFF JOB

S71 SMB

2/25/03

WILL CALL

PREPAID

BIN LOCATION	ITEM DESCRIPTION	UM	ORDERED	SHIPPED	B/O	UNIT PRICE	PER	EXTENDED AMT.
	12 MJ SSB 45 ELBOW L/ACC	D EA	1	1	0	127.62		127.62
NHF 181 03A	12 MJ ACCESSORY KIT #027903	D EA	2	2	0	18.10		36.20

SUBJECT TO TERMS AND CONDITIONS ON REVERSE SIDE

PSD

SHIPPED DATE

FILLED BY

CHECKED BY

SHIPPING & HANDLING

AMOUNT

TAX

28.19

RECEIVED BY (PRINT NAME)

2/25/03

RECEIVED BY (SIGNATURE)

2/26/03

DATE RECEIVED

BILL OF LADING NO.

8407

153.000 TOTAL WEIGHT

TOTAL DUE

172.19

END OF ORDER

P.17

2082340111

RMES

Mar 12 03 03:39p

ACCOUNTING COPY



7748267

BR: 056 Phone# 208 233 4023

056 DIRECT 7748267

DATE 3/04/03 TIME 12:15:32

PAGE NO

ENW POCATELLO
756 S 1ST AVE
POCATELLO, ID 83201

ALL ORDERS MUST HAVE A PO LETTER & #.
CUST#: 134941 REPRINT

SPECIAL INSTRUCTIONS
NO NAMES!!!!

S
H
I
P
T
O
TUSCANY BUILDERS LLC
444 HOSPITAL WAY
STE 777
POCATELLO, ID 83201
TUSCANY BUILDERS LLC
C/O CITY OF POC WATER DEPT
306 WEST PINE
ATTN: JON BEITZ
POCATELLO, ID 83201

PO. NUMBER	JOB NAME	JOB NO.	SLS	ENT BY	ORDER DATE	DELIVERY METHOD
BRAD	SO CLIFF DRIVE		571	SMB	2/24/03	TRUCK

BIN LOCATION	ITEM DESCRIPTION	UM	ORDERED	SHIPPED	B/O	UNIT PRICE	PER	EXTENDED AMT
	12 TYTON JOINT PIPE W/GSKT CLASS 50	FT	362	0	362	13.97	FT	5,057.14

SUBJECT TO TERMS AND CONDITIONS ON REVERSE SIDE	PSD	SHIPPED DATE	FILLED BY	CHECKED BY	SHIPPING & HANDLING	AMOUNT	252.86
	RECEIVED BY (PRINT NAME)	3/04/03	RECEIVED BY (SIGNATURE)	DATE RECEIVED	BILL OF LADING NO	TAX	
.0000 TOTAL WEIGHT						TOTAL DUE	5,310.00

END OF ORDER

P.18

2082340111

RMS

Mar 12 03 03:39P



Johnson Excavation

P.O. Box 36
 Inkom, ID 83245
 208-681-3271

Invoice

Date	Invoice #
3/4/2003	445

Bill To
Tuscany Hills Builders

Terms	Project
Due on receipt	Cliff water & sewer

Qty	Description	Rate	Amount
12	2/21/03 Hours trackhoe time	90.00	1,080.00
10	2/22/03 Hours trackhoe time	90.00	900.00
4.5	2/23/03 Hours trackhoe time	90.00	405.00
5	Hours backhoe time	60.00	300.00
12	Hours labor	25.00	300.00
10.5	2/24/03 Hours trackhoe time	90.00	945.00
6	Hours backhoe time	60.00	360.00
9	Hours labor	25.00	225.00
8	2/25/03 Hours trackhoe time	90.00	720.00
6	Hours backhoe time	60.00	360.00
6	Hours labor	25.00	150.00
10	2/26/03 Hours trackhoe time	90.00	900.00
10	Hours backhoe time	60.00	600.00
10	Hours labor	25.00	250.00
9	2/27/03 Hours trackhoe time	90.00	810.00
6	Hours backhoe time	60.00	360.00
10	Hours labor	25.00	250.00
10.5	2/28/03 Hours trackhoe time	90.00	945.00
8	Hours backhoe time	60.00	480.00
4	3/3/03 Hours backhoe time	60.00	240.00
Total			\$10,580.00

Trent Frasure
11086 N Rio Vista
Pocatello, ID 83202
208-238-5376
208-233-3113 Fax\

Tuscany Hills
444 Hospital Way Suite 777
Pocatello, ID 83201

March 3, 2003

RE: South 5th Project

INVOICE 2300/02

Loader	37.5 @ 90.00	\$3,375.00
¾" Bedding material	310 C.Y. @ 10.00	\$3,100.00

TOTAL DUE: \$6475.00

Thank you for your business.

FRASURE CONSTRUCTION CO.

444 Hospital Way, Suite 777

Pocatello, ID 83201

Phone # 208-478-6451

Invoice

DATE INVOICE #

3/10/2003 7080

BILL TO

Tuscany Hills

Project South Cliffs Drive

DESCRIPTION	QTY	RATE	AMOUNT
D5 Dozer & Trackhoe	79	85.00	6,715.00
sales tax		5.00%	0.00

Total \$6,715.00

Balance Due \$6,715.00