

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
March 19, 2003
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 February 19 – Motion to Approve and/or Amend

Financial Report: February Income and Expenses

✓ Old Town Pocatello
Consider Project

South Cliffs Project
Consider Approving Requisition #E-24

✓ Roosevelt District:
Consider Signing Contract with RMES
Consider Approving Payment of Invoice #98365
Project Update

✓ Central Corridor District:
AMIS Project: Consider Ratification of Requisition #E-23

✓ Stormwater Sewer Project:
Project Report
Consider Approving Payment of City's Invoice #13697

Consideration of City's Repayment of Swimming Pool Loan

Consider Modification of TIF District

Executive Session, if required

Mar. mtg.

POCATELLO DEVELOPMENT AUTHORITY
February 2003

INCOME:

All Districts: County tax receipts
General Funds: \$65.89 (reversal of Jan. bank charge)
Interest Income: \$601.72

EXPENSES:

Kress District: \$2,471.75 (loan pymt. #1—2003)
All Bonded Districts: Transfer to Revenue Allocation Fund
Roosevelt District: \$5,200 (RMES inv. #98339)
General Funds: \$81.86 (PDA lunch)
Banking Charges: \$65.89

DISTRICT ENDING BALANCES
February 28, 2002

Bank Balance		\$701,224.63
General Fund	51,841.03	
Discretionary Funds	15,911.14	
Kress Project	15.88	
Newtown District	0.00	
Alvin Ricken District	0.00	
Old Town District	14,205.09	
North Main District	0.00	
Roosevelt District	419,343.37	
Central Corridor District	<u>199,908.12</u>	
District Totals		\$701,224.63

Pocatello Development Authority
Cash Budget - 2003

	Actual January	Actual February	Estimated March	Estimated April	Estimated May	Estimated June	Estimated July	Estimated August	Estimated September	Estimated October	Estimated November	Estimated December	Current Estimate 2003	Approved 2003
Beginning Balance	\$506,523.47	\$1,388,322.06	\$701,224.63	\$697,074.63	\$679,799.63	\$673,119.63	\$673,969.63	\$3,179,475.63	\$919,603.63	\$920,453.63	\$830,178.63	\$831,028.63	\$506,523.47	\$566,000.00
SOURCES OF FUNDS														
Kress District	2,442.74	15.88	0.00	0.00	0.00	0.00	3,898.00	0.00	0.00	0.00	0.00	0.00	\$6,356.62	\$6,998.00
Newtown District	23,018.32	0.00	0.00	0.00	0.00	0.00	39,820.00	0.00	0.00	0.00	0.00	0.00	\$62,838.32	\$69,820.00
Al Ricken Drive District	419,422.86	0.00	0.00	0.00	0.00	0.00	1,671,276.00	0.00	0.00	0.00	0.00	0.00	\$2,090,698.86	\$2,565,101.00
Old Town District	15,341.10	14,205.09	0.00	0.00	0.00	0.00	190,000.00	0.00	0.00	0.00	0.00	0.00	\$219,546.19	\$275,825.00
North Main District	55,448.34	0.00	0.00	0.00	0.00	0.00	98,737.00	0.00	0.00	0.00	0.00	0.00	\$154,185.34	\$151,320.00
Roosevelt District	202,988.45	0.00	0.00	0.00	0.00	0.00	255,559.00	0.00	0.00	0.00	0.00	0.00	\$458,547.45	\$505,559.00
Central Corridor District	165,661.10	11,520.71	0.00	0.00	0.00	0.00	258,491.00	0.00	0.00	120,000.00	0.00	0.00	\$555,672.81	\$558,903.00
General Funds	0.00	65.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$65.89	\$2,542.00
Interest Income	738.29	601.72	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	2,500.00	1,000.00	1,000.00	1,000.00	1,000.00	\$12,840.01	\$14,500.00
TOTAL	885,061.20	26,409.29	1,000.00	1,000.00	1,000.00	1,000.00	2,518,781.00	2,500.00	1,000.00	121,000.00	1,000.00	1,000.00	\$3,560,751.49	\$4,150,568.00
CASH AVAILABLE	\$1,391,584.67	\$1,414,731.35	\$702,224.63	\$698,074.63	\$680,799.63	\$674,119.63	\$3,192,750.63	\$3,181,975.63	\$920,603.63	\$1,041,453.63	\$831,178.63	\$832,028.63	\$4,067,274.96	\$4,716,568.00
APPLICATION OF FUNDS														
Kress District	0.00	2,471.75	0.00	0.00	0.00	0.00	0.00	3,898.00	0.00	0.00	0.00	0.00	\$6,369.75	\$10,896.00
Newtown District	0.00	23,018.32	0.00	0.00	0.00	0.00	0.00	39,820.00	0.00	0.00	0.00	0.00	\$62,838.32	\$69,820.00
Al Ricken Drive District	0.00	419,422.86	0.00	0.00	0.00	0.00	0.00	1,671,276.00	0.00	0.00	0.00	0.00	\$2,090,698.86	\$2,565,101.00
Old Town District	0.00	36,062.22	0.00	0.00	0.00	0.00	0.00	190,000.00	0.00	0.00	0.00	0.00	\$226,062.22	\$275,825.00
North Main District	0.00	55,448.34	0.00	0.00	0.00	0.00	0.00	98,737.00	0.00	0.00	0.00	0.00	\$154,185.34	\$151,320.00
Roosevelt District	0.00	5,200.00	5,000.00	5,000.00	7,530.00	0.00	0.00	0.00	0.00	198,000.00	0.00	0.00	\$220,730.00	\$225,530.00
Central Corridor	0.00	171,735.48	0.00	10,000.00	0.00	0.00	10,000.00	258,491.00	0.00	10,000.00	0.00	0.00	\$460,226.48	\$468,903.00
General Funds	3,189.61	81.86	100.00	3,225.00	100.00	100.00	3,225.00	100.00	100.00	3,225.00	100.00	100.00	\$13,646.47	\$13,700.00
Bank Charges	73.00	65.89	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$638.89	\$600.00
TOTAL	3,262.61	713,506.72	5,150.00	18,275.00	7,680.00	150.00	13,275.00	2,262,372.00	150.00	211,275.00	150.00	150.00	\$3,235,396.33	\$3,781,695.00
ENDING BALANCE	\$1,388,322.06	\$701,224.63	\$697,074.63	\$679,799.63	\$673,119.63	\$673,969.63	\$3,179,475.63	\$919,603.63	\$920,453.63	\$830,178.63	\$831,028.63	\$831,878.63	\$831,878.63	\$934,873.00

Rocky Mountain Engi

Standard Contract Agreement

Post-it* Fax Note 7671		Date	# of pages
To	Chad	From	
Co./Dept.		Co.	
Phone #		Phone #	
Fax # 233-0268		Fax #	

Client / Owner: Pocatello Dev. Authori
 Address: P.O. Box 4169, Pocatello, ID 83205
 Phone: 208-234-6184

RME Project Number: 21347

Date: February 12, 2003

Rocky Mountain Engineering and Surveying ("Engineer") has entered into this written agreement with the Pocatello Development Authority ("Client/Owner") to provide engineering services for **Project Bidding and Design** on the Roosevelt- Alameda curb, gutter and sidewalk improvement project (project).

Client/Owner agrees that Rocky Mountain Engineering and Surveying will perform the services as detailed in the attached scope of work, which are part of the Contract Agreement identified above. The services covered by this contract will be performed within the terms and conditions stated herein, together with any attachments or schedules. This contract, when signed by both parties, shall become effective immediately, and supersedes all prior agreements or understandings regarding this project. This contract may only be changed by written amendment executed by both parties.

SCOPE OF SERVICES

The scope of service is described as Project Design in Items 2.D, 2.E., 3.0 and 4.0 in the attached February 12, 2003, "Scope of Services" spreadsheet. Only the work detailed in said items will be performed. Additional work shall be authorized only by written addendum to this contract and shall be performed at a rate of \$50.00 per man-hour. The City of Pocatello shall provide assistance in the inspection of the proposed improvements and other services as detailed in the spreadsheet.

COMPENSATION

Compensation for the work shall be a Lump Sum (total of \$33,950.00) based on the scope of work. The fee for or the scope of work shall not change without prior written authorization from Client/Owner.

TIME OF COMPLETION

The Consultant's services shall be performed as expeditiously as is consistent with professional skill and care and the orderly progress of the project. Construction of Phase 1 and 2 in 2003, Construction of Phase 3 and 4 in 2004.

GENERAL TERMS AND CONDITIONS

Terms and Conditions are set forth on page 3 of this contract.

The parties hereto execute this contract effective as of the date shown above.

Client / Owner

RMES

By: _____

By: J. Mitchell Owen

Title: _____

Title: Member

Date: _____

Date: 2/24/03

ROCKY MOUNTAIN ENGINEERING AND SURVEYING

Contract Terms and Conditions

I. COMPENSATION

The Client / Owner agrees to pay, and Engineer agrees to accept compensation in accordance with the contract to which these terms are a part. Payment shall be made the 15th of each month to the Engineer for work completed during the preceding month provided Engineer's invoice is received by Client/ Owner by the fourth Monday of the prior month. Payments not made by the 15th will be assessed a finance charge of 1-1/2% per month on all unpaid account balances. Engineer will stop work on the project should two consecutive payments be missed.

II. OWNERSHIP OF DOCUMENTS

Engineer shall deliver copies of reports, specifications and drawings prepared under the terms of this contract to the owner. If drawings are prepared they shall remain the joint property of the Engineer and Client/Owner. Originals of design and study notes, calculations, correspondence, and similar material shall be maintained by Engineer but made available to the owner upon request.

III. CONFIDENTIALITY

Engineer agrees that this contract and work performed hereunder shall be confidential. Engineer's personnel shall not disclose any information to any party other than Client / Owner or individuals designated by Client / Owner concerning the site or project, including the nature or results of the work performed.

IV. JOBSITE CONDITIONS

Client / Owner shall furnish or make available to Engineer such documents and information that relate to the identity, location, quantity, nature or characteristics of any hazardous materials at, on, or under the site.

V. STANDARD OF CARE.

Engineer shall perform it's services with standard of care, diligence, and skill ordinarily exercised by members of the consultant's profession practicing under similar circumstances at the same time and in the same locality. Consultant makes no warranties, expressed or implied, under this agreement.

VII. LIENS

Client / Owner will promptly pay for all services used or employed by Engineer as detailed in Scope of Services. Upon Client / Owners request, and payment in full to Engineer, Engineer will furnish Client / Owner with lien waivers and releases or other reasonable evidence that all services, labor, materials and equipment have been paid in full.

VIII. ASSIGNMENT

The Engineer may not assign this contract without the prior written consent of Client / Owner.

IX. LIMITATION OF LIABILITY

The Client / Owner agrees to limit the liability of Engineer to the client, owner, construction contractors subcontractors, and others on this project arising from errors and omission of Engineer such that the total liability of Engineer shall not exceed the total amount of this agreement. The Engineer and Owner waive consequential damages for claims, disputes, or other matters in question arising out of or relating to this agreement.

XIII. TERMINATION

Either Client / Owner or Engineer may terminate all or part of this contract for reasonable cause. In such event Engineer shall be compensated for all services competently performed up to the date of termination, plus reasonable termination expenses. Engineer will not be compensated for profit on services not performed.

XIV. INDEPENDENT CONTRACTOR

It is understood by the parties that Engineer is an independent contractor and as such neither it nor its employees, if any, are employees of the City for the purposes of tax, retirement system, or social security (FICA) withholding. It is further understood that the Engineer has obtained, and will maintain at its expense for the duration of this Agreement, statutory workers' compensation coverage, employer's liability and comprehensive general liability insurance coverage for its principals and employees for the services to be performed hereunder. The comprehensive general liability insurance shall have minimum limit of five hundred thousand dollars

(\$500,000) per claim, and one million dollars (\$1,000,000) aggregate.

XV. INDEMNITY

Engineer agrees to save and hold harmless the City from any and every claim, demand, right or cause of action, property damage, personal injury, costs, loss of service, expenses of any kind, and any compensation whatsoever which might arise out of Engineer or Engineer's employees' performance of services as set forth herein.

City agrees to save and hold harmless the Engineer from any and every claim, etc., which might arise out of City's employees' investigation and work regarding this contract.

XVI. NOTICES

Any notice required to be given to either party hereto shall be in writing and, except as otherwise required by the terms hereof, shall be sent by certified mail, return receipt requested with postage and fees prepaid and shall be deemed to be effective when deposited in the United States mail with sufficient postage and addressed to the business address of the recipient, or such other address as either party shall hereafter furnish to the other.

XVII. JURISDICTION

Any civil action arising from this Agreement shall be brought in the courts of the County of Bannock, State of Idaho. This Agreement shall be governed by and interpreted under the laws of the State of Idaho.

XVIII. LEGAL FEES

In the event either party incurs legal expenses to enforce the terms and conditions of this Agreement, the prevailing party is entitled to recover reasonable attorney's fees and costs and expenses, whether the same are incurred with or without suit.

XIX. LICENSES AND LAW

Engineer represents that he possess the skill and experience necessary and all licenses required to perform the services under this agreement. Engineer further agrees to comply with all applicable laws in the performance of the services hereunder.

MAN DAY ESTIMATE

Roosevelt Neighborhood Curb, Gutter and Sidewalk LID Project Proposed Scope of Work- 02/12/03									
Task	Description	Total Man Hours	Project Manager	Design Engineer	Engineer Technician	Drafting	Clerical	Survey Crew	Land Surveyor
2.D	Design Reviews	10	5	5	0	0	0	0	0
2.E	Project Bidding								
2.E.1	Create Bidding Documents	68	4	24	0	0	40	0	0
2.E.2	Advertisements (1)	11	1	2	0	0	8	0	0
2.E.3	Pre-Bid Meeting	6	2	2	0	0	2	0	0
2.E.4	Bid Addenda and Coordination	12	2	8	0	0	2	0	0
2.E.4	Bid Summaries and Award	6	2	4	0	0	0	0	0
	Project Percentage	0.16							
2ER	Cost For 4X Bid Process (5)	114	22	40	0	0	52	0	0
3.0 Construction Services									
3.A	Contractor Bid Awards								
3.A.1	Review Contracts, Shop Drawings, Etc...	7	1	6	0	0	0	0	0
3.A.2	Review Contract Schedules and Sequencing	8	4	4	0	0	0	0	0
3.A.3	Public Information Meeting	18	4	4	4	0	6	0	0
3ER	Cost For 4X Bid Process (5)	56	18	28	4	0	6	0	0
3.B	Construction Staking								
3.B.1	Horizontal and Vertical Control for Imp. (4)	118	2	4	24	0	0	80	8
3.C	Construction Inspection and Management								
3.C.1	Perform Project Inspections (2)	116	8	16	80	0	12	0	0
3.C.2	Administer Contract (pay req., change orders)	24	16	4	4	0	0	0	0
3.C.3	Progress meetings and prepare press releases	24	12	4	0	0	8	0	0
3.C.4	Final Inspection, Punch List and Closeout	20	4	12	2	0	2	0	0
	Project Percentage	0.57							
4.0 Project Closeout Phase									

MAN DAY ESTIMATE

Task	Description	Total Man Hours	Project Manager	Design Engineer	Engineer Technician	Drafting	Clerical	Survey Crew	Land Surveyor
4.B	Prepare Record Drawings								
4.B.1	Summarize Contractor Notations	27	1	2	8	16	0	0	0
4.B.2	Summarize Inspection Notes	23	1	2	16	0	4	0	0
4.C	Warranty Inspections								
4.D.1	One Year Inspection	8	4	4	0	0	0	0	0
4.D.2	Contractor Coordination	10	2	8	0	0	0	0	0
	Project Percentage	0.10							
	TOTAL MAN HOURS		115	183	142	16	142	80	8
	Project Manager	115	\$50						
	Design Engineer	183	\$50						
	Engineering Technician	142	\$50						
	Drafting	16	\$50						
	Clerical	142	\$25						
	Survey Crew	80	\$90						
	Land Surveyor	8	\$50						
		686							
									\$33,950

1. RMES will prepare advertisement, City responsible for official advertisement costs.
2. RMES is not intending full time inspection. We are intending this to be a cooperative effort between RMES and the City.
3. The City will need to assist in acquiring easements, etc... if required for the construction project.
4. The contractor may have to supplement proposed staking, RMES will provide up to 2 weeks of const. control staking for the project.
5. Additional costs related to 4 separate projects. Total increase \$7050.00 from original 2001 scope

**ROOSEVELT-ALAMEDA NEIGHBORHOOD PHASE 1
Bid Summary**

18-Mar-03

Engineer's Estimate

Kiggins Concrete

Kase Industrial

ISPE #	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
SITE PREP									
207-A	Misc. Removal of Obstructions	L.S.	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 725.00	\$ 725.00
207-C1	Removal of Curb and Gutter	L.F.	750	\$ 1.50	\$ 1,125.00	\$ 2.00	\$ 1,500.00	\$ 3.64	\$ 2,730.00
207-C2	Removal of Concrete	L.F.	3600	\$ 1.50	\$ 5,400.00	\$ 2.00	\$ 7,200.00	\$ 4.00	\$ 14,400.00
207-D1	Removal of 0"-6" dia. Tree	E.A.	1	\$ 150.00	\$ 150.00	\$ 100.00	\$ 100.00	\$ 140.00	\$ 140.00
207-D2	Removal of 6"-24" dia. Tree	E.A.	4	\$ 250.00	\$ 1,000.00	\$ 250.00	\$ 1,000.00	\$ 650.00	\$ 2,600.00
207-D3	Removal of tree (larger than 24")	E.A.	3	\$ 800.00	\$ 2,400.00	\$ 675.00	\$ 2,025.00	\$ 975.00	\$ 2,925.00
210	SRW Retaining Wall	S.F.	50	\$ 20.00	\$ 1,000.00	\$ 25.00	\$ 1,250.00	\$ 24.00	\$ 1,200.00
SURFACE REPAIRS									
307-A1	Misc. Surface Restoration	L.S.	1	\$ 1,000.00	\$ 1,000.00	\$ 14,700.00	\$ 14,700.00	\$ 13,300.00	\$ 13,300.00
307-D	(Asphalt) Restoration	S.F.	34000	\$ 2.05	\$ 69,700.00	\$ 2.30	\$ 78,200.00	\$ 2.10	\$ 71,400.00
307-B	(Concrete) Restoration	S.F.	1700	\$ 3.25	\$ 5,525.00	\$ 3.50	\$ 5,950.00	\$ 4.00	\$ 6,800.00
307-C	(Gravel) Restoration	S.F.	6500	\$ 0.70	\$ 4,550.00	\$ 1.50	\$ 9,750.00	\$ 1.30	\$ 8,450.00
307-E	Sod Restoration	S.F.	6700	\$ 0.25	\$ 1,675.00	\$ 0.75	\$ 5,025.00	\$ 0.85	\$ 5,695.00
STORM WATER IMPROVEMENTS									
601-A	12" HDPE Storm Drain Pipe	L.F.	20	\$ 40.00	\$ 800.00	\$ 70.00	\$ 1,400.00	\$ 66.00	\$ 1,320.00
602-A	Catch Basin	EA.	4	\$ 1,300.00	\$ 5,200.00	\$ 1,550.00	\$ 6,200.00	\$ 1,400.00	\$ 5,600.00
CONCRETE CONSTRUCTION									
706-A	Curb and Gutter (Type Unspecified)	L.F.	5800	\$ 10.50	\$ 60,900.00	\$ 11.00	\$ 63,800.00	\$ 11.64	\$ 67,512.00
706-B	4' Concrete Valley Gutter	L.F.	50	\$ 14.00	\$ 700.00	\$ 27.00	\$ 1,350.00	\$ 46.40	\$ 2,320.00
706-E	Concrete Sidewalk	S.F.	19,000	\$ 2.80	\$ 53,200.00	\$ 3.00	\$ 57,000.00	\$ 3.04	\$ 57,760.00
706-F	Driveway Approach	S.F.	11,000	\$ 4.20	\$ 46,200.00	\$ 3.50	\$ 38,500.00	\$ 4.28	\$ 47,080.00
MISC CONSTRUCTION									
901	Irrigation System Repairs	L.F.	400	\$ 6.00	\$ 2,400.00	\$ 3.00	\$ 1,200.00	\$ 4.30	\$ 1,720.00
2040	Fence Repair	L.F.	500	\$ 4.00	\$ 2,000.00	\$ 10.00	\$ 5,000.00	\$ 12.00	\$ 6,000.00
MISC ITEMS									
1103	Traffic Control	L.S.	1	\$ 5,000.00	\$ 5,000.00	\$ 4,500.00	\$ 4,500.00	\$ 4,000.00	\$ 4,000.00
2010	Mobilization	L.S.	1	\$ 4,000.00	\$ 4,000.00	\$ 12,000.00	\$ 12,000.00	\$ 7,200.00	\$ 7,200.00

Contingency (5%)	\$	13,746.25	\$	-	\$	-
Total Estimated Phase 1 Construction Cost	\$	288,671.25	\$	318,650.00	\$	330,877.00

**ROOSEVELT-ALAMEDA NEIGHBORHOOD PHASE 2
CONSTRUCTION COST ESTIMATE**

18-Mar-03

Engineer's Estimate

Kase Industrial

Holm Construction

Kiggins Concrete

ISPE #	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
SITE PREP											
207-A	Misc. Removal of Obstructions	L.S.	1	\$ 1,000.00	\$ 1,000.00	\$ 725.00	\$ 725.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
207-C1	Removal of Curb and Gutter	L.F.	150	\$ 1.50	\$ 225.00	\$ 3.60	\$ 540.00	\$ 5.00	\$ 750.00	\$ 2.00	\$ 300.00
207-C2	Removal of Concrete	L.F.	5000	\$ 1.50	\$ 7,500.00	\$ 3.60	\$ 18,000.00	\$ 2.50	\$ 12,500.00	\$ 2.00	\$ 10,000.00
207-D1	Removal of 0'-6" dia. Tree	E.A.	5	\$ 150.00	\$ 750.00	\$ 140.00	\$ 700.00	\$ 150.00	\$ 750.00	\$ 100.00	\$ 500.00
207-D2	Removal of 6"-24" dia. Tree	E.A.	13	\$ 250.00	\$ 3,250.00	\$ 650.00	\$ 8,450.00	\$ 400.00	\$ 5,200.00	\$ 250.00	\$ 3,250.00
207-D3	Removal of tree (larger than 24")	E.A.	7	\$ 800.00	\$ 5,600.00	\$ 975.00	\$ 6,825.00	\$ 600.00	\$ 4,200.00	\$ 675.00	\$ 4,725.00
SURFACE RESTORATION											
307-A1	Misc. Surface Restoration	L.S.	1	\$ 1,000.00	\$ 1,000.00	\$ 13,300.00	\$ 13,300.00	\$ 1,000.00	\$ 1,000.00	\$ 14,700.00	\$ 14,700.00
307-D	(Asphalt) Restoration	S.F.	26500	\$ 2.05	\$ 54,325.00	\$ 1.85	\$ 49,025.00	\$ 1.25	\$ 33,125.00	\$ 2.05	\$ 54,325.00
307-B	(Concrete) Restoration	S.F.	50	\$ 3.25	\$ 162.50	\$ 4.40	\$ 220.00	\$ 2.30	\$ 115.00	\$ 4.00	\$ 200.00
307-C	(Gravel) Restoration	S.F.	100	\$ 0.70	\$ 70.00	\$ 5.40	\$ 540.00	\$ 0.36	\$ 36.00	\$ 2.00	\$ 200.00
307-E	Sod Restoration	S.F.	9000	\$ 0.25	\$ 2,250.00	\$ 0.85	\$ 7,650.00	\$ 0.55	\$ 4,950.00	\$ 0.75	\$ 6,750.00
CONCRETE CONSTRUCTION											
706-A	Curb and Gutter (Type Unspecified)	L.F.	4600	\$ 10.50	\$ 48,300.00	\$ 11.52	\$ 52,992.00	\$ 15.00	\$ 69,000.00	\$ 11.00	\$ 50,600.00
706-B	4' Concrete Valley Gutter	L.F.	15	\$ 14.00	\$ 210.00	\$ 46.40	\$ 696.00	\$ 16.00	\$ 240.00	\$ 25.00	\$ 375.00
706-E	Concrete Sidewalk	S.F.	20,000	\$ 2.80	\$ 56,000.00	\$ 2.98	\$ 59,600.00	\$ 2.30	\$ 46,000.00	\$ 3.00	\$ 60,000.00
706-F	Driveway Approach	S.F.	6,500	\$ 4.20	\$ 27,300.00	\$ 4.36	\$ 28,340.00	\$ 3.40	\$ 22,100.00	\$ 3.50	\$ 22,750.00
MISC. CONSTRUCTION											
901	Irrigation System Repairs	L.F.	500	\$ 6.00	\$ 3,000.00	\$ 4.30	\$ 2,150.00	\$ 4.00	\$ 2,000.00	\$ 3.00	\$ 1,500.00
2040	Fence Repair	L.F.	500	\$ 4.00	\$ 2,000.00	\$ 12.00	\$ 6,000.00	\$ 5.00	\$ 2,500.00	\$ 2.00	\$ 1,000.00
MISC. ITEMS											
1103	Traffic Control	L.S.	1	\$ 5,000.00	\$ 5,000.00	\$ 4,000.00	\$ 4,000.00	\$ 2,500.00	\$ 2,500.00	\$ 4,500.00	\$ 4,500.00
2010	Mobilization	L.S.	1	\$ 4,000.00	\$ 4,000.00	\$ 7,200.00	\$ 7,200.00	\$ 1,000.00	\$ 1,000.00	\$ 10,000.00	\$ 10,000.00

Contingency (5%)

\$ 11,097.13

Total Estimated Phase 2 Construction Cost

\$ 233,039.63

\$ 266,953.00

\$ 208,966.00

\$ 246,675.00



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

March 12, 2003

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

RE: Tuscan Development- Cliffs Drive Project
Pay Estimate #5 Analysis

Dear Ray:

Please find invoice number 12 from Tuscan Hills Dev. Co for work performed on Cliffs Drive. The invoice is for design services completed by us and by Myers and Anderson Architects on the project. No other work was completed on Cliffs Drive during the Month.

Please contact me if you have questions or require additional information to process the payment.

Sincerely,

A handwritten signature in black ink that reads 'J. Mitchell Greer'. The signature is fluid and cursive.

J. Mitchell Greer, P.E.
RMES

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

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

CLIFFS DRIVE- Pay Estimate Summary

ITEM #	ITEM	UNIT	QUANTITY	Engineer's Estimate		Pay Request					Total Remaining	Variance	
				UNIT PRICE	TOTAL	8-Aug-02	Nov-02	Jan-03	Feb-03	Mar-03			
EARTHWORK													
ea-1	Clear and Grub	AC	1.27	\$ 1,500.00	\$ 1,905.00								
ea-2	Excavation, Including Rock	C.Y.	11,050	\$ 4.70	\$ 51,935.00	\$ 39,440.00	\$ 2,468.00				\$ 1,905.00	\$ 1,905.00	
WATER													
cw-1	12" Class 50 Ductile Iron Water Line (inc. import)	L.F.	800	\$ 38.00	\$ 22,800.00								
cw-2	12" Resilient Seat Gate Valve & Riser	E.A.	3	\$ 1,700.00	\$ 5,100.00			\$ 3,800.00	\$ 17,050.50		\$ 1,909.50	\$ 822.18	
cw-3	Fire Hydrant	E.A.	1	\$ 2,300.00	\$ 2,300.00			\$ 1,700.00	\$ 2,577.82		\$ 404.75	\$ 404.75	
cw-4	12" City of Pocatello Tap (1)	E.A.	1	\$ 2,000.00	\$ 2,000.00				\$ 1,895.25				
cw-5	Rock Excavation, Inc Blast	L.F.	580	\$ 19.00	\$ 10,640.00		\$ 4,731.60		\$ 1,909.50		\$ 2,000.00	\$ 2,000.00	
SEWER													
ss-1	8" SDR-35 PVC (inc import)	L.F.	620	\$ 20.00	\$ 12,400.00			\$ 11,700.00	\$ 2,696.00				
ss-2	4' Dia. Manholes	E.A.	2	\$ 1,750.00	\$ 3,500.00			\$ 3,500.00			\$ (1,996.00)	\$ (1,996.00)	
ss-3	Rock Excavation, Inc Blast	L.F.	550	\$ 35.00	\$ 19,250.00		\$ 20,338.35		\$ 815.10		\$ (1,903.46)	\$ (1,903.46)	
STORM WATER													
sd-1	15" HDPE Storm Line (inc import)	L.F.	400	\$ 21.00	\$ 8,400.00								
sd-2	Storm Drain Manhole	E.A.	1	\$ 1,200.00	\$ 1,200.00						\$ 8,400.00	\$ 8,400.00	
sd-3	Inlet Catch Basin	E.A.	5	\$ 1,150.00	\$ 5,750.00						\$ 1,200.00	\$ 1,200.00	
sd-4	Rock Excavation, Inc Blast	L.F.	400	\$ 14.00	\$ 5,600.00		\$ 5,230.00				\$ 5,750.00	\$ 5,750.00	
CONCRETE													
sc-1	Standard Vertical Curb & Gutter	L.F.	930	\$ 10.50	\$ 9,765.00								
sc-2	Standard 3" Rolled Curb	L.F.	195	\$ 10.00	\$ 1,950.00						\$ 9,765.00	\$ 9,765.00	
sc-3	Valley Gutter	S.F.	1910	\$ 3.50	\$ 6,685.00						\$ 1,950.00	\$ 1,950.00	
sc-4	Handicap Ramp	E.A.	8	\$ 300.00	\$ 2,400.00						\$ 6,685.00	\$ 6,685.00	
sc-5	4' Sidewalk	L.F.	850	\$ 8.50	\$ 5,525.00						\$ 2,400.00	\$ 2,400.00	
sc-6	6" Concrete Apron	S.F.	1150	\$ 3.50	\$ 4,025.00						\$ 5,525.00	\$ 5,525.00	
ROADWAY													
rw-1	Asphalt Pavement Section (3" ac, 4" 3/4, 8" 2")	S.F.	25360	\$ 1.55	\$ 39,308.00								
rw-2	Roadway Geotextile	S.F.	25360	\$ 0.15	\$ 3,804.00						\$ 39,308.00	\$ 39,308.00	
rw-3	Asphalt Patch and Boring	L.S.	1	\$ 6,200.00	\$ 6,200.00						\$ 3,804.00	\$ 3,804.00	
SP-1	Material Import (2)							\$ 3,100.00			\$ 3,100.00	\$ 3,100.00	
MISC.													
m-1	Revegetation	AC	0.5	\$ 475.00	\$ 237.50								
m-2	Mobilization	L.S.	1	\$ 2,500.00	\$ 2,500.00						\$ 237.50	\$ 237.50	
m-3	Street Lights	E.A.	3	\$ 1,600.00	\$ 4,800.00		\$ 340.00	\$ 500.00			\$ 1,660.00	\$ 1,660.00	
m-4	Private Utilities	L.S.	1	\$ 17,500.00	\$ 17,500.00						\$ 4,800.00	\$ 4,800.00	
m-5	Materials Testing	L.S.	1	\$ 2,500.00	\$ 2,500.00				\$ 257.50		\$ 17,500.00	\$ 17,500.00	
m-6	Engineering and Design	L.S.	1	\$ 10,000.00	\$ 10,000.00	\$ 2,925.00	\$ 1,585.00	\$ 1,000.00		\$ 4,201.80	\$ 2,242.50	\$ 2,242.50	
Total				\$ 269,979.50	\$ 42,365.00	\$ 42,365.00	\$ 34,892.96	\$ 25,300.00	\$ 46,791.67	\$ 4,201.80	\$ 116,628.07	\$ 12,335.94	

PROJECT NOTES

- 1 Tap fee charged in estimate 4 general water costs
- 2 Added Category- Not in original list but required to make up for over-ex related to blasting.

Tuscany Hills Development Co., LLC

INVOICE

444 Hospital Way, Suite 777
Pocatello, ID 83201

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

Invoice #
12

Date
3/10/2003

Description	Amount
Cliffs Dr. Business Park - So. 5th Project	0.00
--Myers Anderson Invoice # 1	3,262.30
--Rocky Mountain Engineering Invoice # 98355	939.50
Total	\$4,201.80
Payments/Credits	\$0.00
Balance Due	\$4,201.80

Phone #
(208) 478-6449



101 North Main Street
 Pocatello, Idaho 83201
 Ph: (208)-232-3741

INVOICE FOR ARCHITECTURAL SERVICES

PROJECT: South Cliffs Business Park

DATE: January 1, 2003

Bill Isley
 444 Hospital Way
 Ste. 777
 Pocatello, Idaho 83201

INVOICE NO: One (1)

ARCHITECT'S
 PROJECT NO: 02794

In accordance with the Owner-Architect Agreement dated August 7, 2002, there is due at this time for architectural services and reimbursable items on the above project, for the period ending January 1, 2003, the sum of:

Three Thousand Two Hundred Sixty Two Dollars and Thirty Cents \$3,262.30

The above amount shall become due and payable upon receipt.

INTEREST ON OVERDUE ACCOUNTS SHALL ACCRUE AT ONE AND ONE HALF PERCENT (1.5%) PER MONTH

The present status of the account is as follows:

Owner's Budget for project: \$125,000.00

Basic Compensation:				\$5,000.00		
Architectural Service	% Fee	Contract Amount	% Complete	Amt. Of Serv. Complete	Previous Billing Amt	Net This Billing
Schematic Design:	10%	\$500.00	100%	\$500.00	\$0.00	500.00
Design Development:	15%	\$750.00	100%	\$750.00	\$0.00	750.00
Construction Documents:	50%	\$2,500.00	80%	\$2,000.00	\$0.00	2,000.00
Bidding:	5%	\$250.00	0%	\$0.00	\$0.00	0.00
Construction:	20%	\$1,000.00	0%	\$0.00	\$0.00	0.00
\$5,000.00 Total				\$3,250.00	\$0.00	\$3,250.00
Compensation for additional services:						
Blue prints				\$9.00		\$9.00
Copies						\$0.00
Shipping				\$3.30		\$3.30
Deposit						
Previous Payments				\$0.00		
Past Due						
Total Due:				\$3,262.30		\$3,262.30

Last Payment Received:

Thank you:

Jim Jenkins



INVOICE

Customer

Name Tuscany Hills Development Co. L.L.C.
 Address 444 Hospital Way Suite 777
 City Pocatello State ID ZIP 83201
 Project Cliffs Drive

Date 02/10/2003
 Invoice No. 98355

Qty	Description	Unit Price	TOTAL
5	Stake water elevation and reset C/L sub	\$90.00	\$450.00
1.5	Calculate water adjustments and miscellaneous per contractor	\$52.00	\$78.00
0.5	Adjust stakes in the field	\$75.00	\$37.50
2	Met with Dennis Ray and coordination related to Round About requirements	\$52.00	\$104.00
3	Re-set centerline subgrade, storm sewer miscellaneous stakes	\$90.00	\$270.00

TOTAL | \$939.50

WORK SUMMARY

Terms: Net 15

Payment to be made within fifteen days of receipt of this invoice. Finance charges of one and one-half percent per month will be added to all unpaid balances.

We appreciate the opportunity to work for you on this project.



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

February 7, 2003

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

RE: Tuscany Development- Cliffs Drive Project
Pay Estimate #4 Analysis

Dear Ray:

Tuscany Development is requesting payment of \$46,791.77 for work completed on the Cliffs Drive Project (invoice # 10 is attached). A total of six contractors were working on the project during the month of January, making it very difficult for me to allocate costs according to the earlier spreadsheets. Invoices from Johnson Excavation, All Tech Corp., and Dig'Em Up are attached for review. I recommend payment of the requested amount based on total amount approved by PDA; however, some of the work that has been completed does not fit into the earlier approved construction categories. I have met with Greg Lanning and reviewed the funding with Raina with City of Pocatello Legal and understand that the individual line item amounts can be exceeded as long as the total project amount does not exceed \$275,000.00. On the attached summary spreadsheet, I have added a line item for material import which has been necessary to replace extra amounts of rock that was removed when the roadway was blasted.

An Itemized break-down of the work completed on the project since pay request #3 is as follows:

Contractor: Dig' Em Up

1. Completion of the Sewer Line construction.
2. Installation of the water line from South 5th Ave. through the roundabout including future utility services.
3. Installation of misc. water valves and a Fire Hydrant in the Roundabout

Contractor: Johnson Excavation

4. A significant amount of material has been imported into the site to complete backfilling of the utility trenches and to bring the roadway to finished sub-grade. The contractor has requested payment for 2300 c.y. of material placed on cliffs drive. Although we did not perform an actual

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

truck count or a measurement of the sub-grade prior to placement of material, the requested amount seems reasonable based on the following analysis:

- A. Total area of South Cliffs (inc roundabout) = 31,500 s.f.
- B. Assume approximately 1.5' of material over entire area.
(Verified by spot checking with augur and also examining exposed storm water trench). = 31,500 c.f. = (1750 c.y.)
- C. Completing backfill in water trench = 650 lf of trench x 3 ft of material x 4 ft of trench width = 7800 c.f. (300 c.y.)
- D. Completing backfill in sewer trench = 585 lf of trench x 6 ft of material x 4 ft of trench width = 14,040 c.f. (520 c.y.)

Total estimated material = 2500 c.y.

Total requested payment = 2300 c.y.

Contractor: RMES and All Tech

- 5. Engineering inspections, materials testing and construction staking related to the associated construction. RMES invoice is not attached for this work January 2003.
- 6. Some additional blasting was completed in areas that was missed in earlier blasting efforts. No Invoice.

Contractor: Frasure Construction

- 7. Move and place material on the project. No invoice.

All work is progressing according to the approved construction documents with some minor construction adjustments required due to rock. These adjustments were coordinated with City of Pocatello Inspector's and will be documented on the As-Constructed drawings prepared at the completions of construction.

Please contact me if you have questions or require additional information to process the payment.

Sincerely,



J. Mitchell Greer, P.E.
RMES

Tuscany Hills Development Co., LLC

444 Hospital Way, Suite 777

Pocatello, ID 83201

INVOICE

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

Invoice #
11

Date
2/5/2003

SOUTH CLIFFS DRIVE

Description	Amount
South Cliffs Business Park - So. 5th Project --Johnson Excavation Invoice # 102	0.00 10,812.00
	Total \$10,812.00
	Payments/Credits \$0.00
	Balance Due \$10,812.00

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	10,812.00
Total	\$10,812.00



155 South 2nd Avenue
 Pocatello, ID 83201
 (208) 234-0110

460 Lincoln Street
 Suite C
 American Falls, ID 83211

INVOICE

Customer

Name City of Pocatello Attn Tim Tingey
 Address P.O. Box 4169
 City Pocatello State ID ZIP 83205-4169
 Project: Roosevelt Alameda Neighborhood

Date 02/28/2003
 Invoice No. 98365

Qty	Description	Unit Price	TOTAL
1	Topographical Survey	\$700.00	\$700.00
1	Geotechnical engineering and investigations	\$1,000.00	\$1,000.00
1	Plans	\$300.00	\$300.00
1	Meet with affected property owners	\$500.00	\$500.00

*OK for Payment
 Lindell W. Turner
 3/5/03*

TOTAL \$2,500.00

WORK SUMMARY

Terms: Net 15

Payment to be made within fifteen days of receipt of this invoice. Finance charges of one and one-half percent per month will be added to all unpaid balances.

We appreciate the opportunity to work for you on this project.

Billing Summary- Contract #2																
Task	Description	Dollar Value of Item	Invoice 98065	Invoice 98086	Invoice 98114	Invoice 98202	Invoice 98229	Invoice 98285	Invoice 98339	Invoice	Invoice	Invoice	Invoice	Invoice	Total	Remaining
2.0 Project Design																
2.A Complete Design Surveys																
2.A.1	Develop Control Network (4)	\$5,400.00	\$400.00	\$2,160.00				\$500.00	\$500.00						\$3,560.00	\$1,840.00
2.A.2	Topographical Surveys	\$10,400.00		\$1,440.00	\$1,080.00	\$540.00		\$220.00	\$2,500.00	\$700.00					\$6,480.00	\$3,920.00
2.A.3	Photo Documentation- organize	\$1,500.00	\$1,600.00												\$1,600.00	-\$100.00
2.A.4	Modify concept plans based on surveys	\$3,250.00	\$1,200.00	\$900.00		\$1,150.00									\$3,250.00	\$0.00
2.B Final Designs																
2.B.1	Analyze gutter slopes and cross slopes	\$5,400.00	\$100.00	\$200.00	\$1,200.00	\$400.00		\$500.00							\$2,400.00	\$3,000.00
2.B.2	Drainage Analysis	\$1,400.00		\$100.00	\$100.00	\$200.00	\$500.00	\$200.00							\$1,100.00	\$300.00
2.B.3	Utility Relocations and Adjustments	\$1,200.00	\$100.00	\$100.00	\$100.00	\$200.00		\$200.00							\$700.00	\$500.00
2.B.4	Traffic Control Concepts	\$2,100.00	\$100.00	\$200.00	\$200.00	\$400.00		\$800.00							\$1,700.00	\$400.00
2.B.5	Geotechnical Investigations (2)	\$4,020.00				\$500.00		\$200.00	\$500.00	\$1,000.00					\$2,200.00	\$1,820.00
2.C Final Plans and Specifications																
2.C.1	Curb, Gutter and Sidewalk Plans	\$9,100.00	\$800.00	\$300.00	\$1,050.00			\$900.00	\$1,100.00	\$300.00					\$4,450.00	\$4,650.00
2.C.2	Construction Details	\$2,250.00	\$500.00	\$100.00	\$100.00	\$250.00		\$500.00	\$200.00						\$1,650.00	\$600.00
2.C.3	Traffic Control Plans (5)	\$2,200.00	\$600.00		\$600.00	\$500.00	\$200.00	\$300.00							\$2,200.00	\$0.00
2.C.4	Drainage and SWPP Plans	\$1,650.00		\$200.00	\$100.00	\$100.00	\$100.00	\$1,000.00	\$300.00						\$900.00	\$750.00
2.C.5	Utility Coordination	\$900.00				\$50.00		\$200.00							\$250.00	\$650.00
2.C.3	Meet with Affected Property Owners (8)	\$3,700.00					\$500.00		\$100.00	\$500.00					\$1,100.00	\$2,600.00
2.C.4	Construction Specifications and Provisions	\$2,000.00				\$1,200.00	\$800.00								\$2,000.00	\$0.00
2.C.5	Engineer's Estimate	\$800.00													\$0.00	\$800.00
2.D	Design Reviews	\$1,200.00				\$400.00		\$400.00							\$800.00	\$400.00
<i>Total Manhours- Design</i>																
NON-SCOPE ITEMS- phase 1 bid																
							\$2,300.00								\$2,300.00	-\$2,300.00
TOTAL MAN HOURS		\$58,470.00	\$5,400.00	\$5,700.00	\$4,530.00	\$5,890.00	\$4,400.00	\$5,020.00	\$5,200.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,640.00	\$19,830.00

POCATELLO DEVELOPMENT AUTHORITY

REVENUE ALLOCATION (TAX INCREMENT) BONDS, 2000 SERIES A

REQUISITION PURSUANT TO BOND ORDINANCE

Wells Fargo Bank
MAC U1859-031
999 Main Street, 3rd Floor
Boise, Idaho 83702
Attn: Corporate Trust Services

The undersigned, who is authorized to make such request under Section 11 of the Bond Ordinance, dated as of July 27, 2000, between First Security Bank, N.A. ("Trustee") and the Pocatello Development Authority (the "Agency"), hereby requests the above Trustee as follows:

1. Requisition Number: E-24
2. Payment is due to: Tuscany Hills Development Co., LLC
3. The amount to be disbursed is: \$53,858.67

4. The funds are being disbursed from the Revenue Allocation Fund per Section 9 of the Ordinance for repairs, additions or improvements to the Project or for any new project in the Revenue Allocation Area. An amount equal to the aggregate of the next payment of principal and interest for all the outstanding bonds remain in the Revenue Allocation Fund after this disbursement.
5. All of this requested payment is for the items on the attached Schedule, which are costs of the Project. These costs have not been previously paid from the Revenue Allocation Fund or Construction Fund.

Attachments: See Attached Schedule of Costs to Requisition

DATED: April 16, 2003

POCATELLO DEVELOPMENT AUTHORITY

Authorized Representative

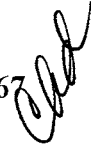
CITY OF POCATELLO

Authorized Representative

Terms used herein shall be as defined in the Bond Ordinance.

**SCHEDULE OF COSTS TO REQUISITION
CERTIFICATE NO. E-24**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
South Cliffs Business Park Project—Phase One Pay Request #6	Tuscany Hills Development Co., LLC 444 Hospital Way Suite #777 Pocatello, ID 83201	\$44,958.50
South Cliffs Business Park Project—Phase One Pay Request #1--Landscape	Tuscany Hills Development Co., LLC 444 Hospital Way Suite #777 Pocatello, ID 83201	8,900.17
	INVOICE TOTAL	\$53,858.67



The above are to be paid upon receipt by Trustee of an invoice therefor.

SOUTH CLIFFS PROJECT
Phase I

DATE	DESCRIPTION	AMOUNT	BALANCE
6/11/02	Board approved funding		\$275,000.00
8/13/02	Pay Request #1	42,365.00	\$232,635.00
10/8/02	Pay Request #2	2,201.80	\$230,433.20
12/18/02	Pay Request #3	34,692.96	\$195,740.24
1/15/03	Pay Request #4	25,306.23	\$170,434.01
2/19/03	Pay Request #5	46,791.77	\$123,642.24

SOUTH CLIFFS PROJECT
Phase I--Landscaping

DATE	DESCRIPTION	AMOUNT	BALANCE
6/11/02	Board approved funding		\$85,000.00



Another Economic & Social Development Opportunity ...

- A vision of Old Town revitalization for economic development and quality of life for Pocatello
- A plan for shared resources resulting in much more value than individual projects
- Ongoing urban renewal plan that ties into our valley our vision.



Old Town Pocatello Revitalization Plan - 2003

Old Town Pocatello 2003 Revitalization Projects

Item Description	Unit	Quantity	Unit Price	Amount
Decorative Lighting				
Street Lights	Each	220	2,400	528,000
Spare Lights	Each	22	1,200	26,400
Globe Upgrade	Each	266	500	133,000
Demo/Salvage Exst IP Lights	Each	70	400	28,000
Subtotal - Lighting Improvements				715,400

Streetscape Improvements				
Pedestrian Corners	Each	26	148,200	142,500
Replace Deteriorated Sidewalks/C&G	S.F./L.F.	4,420	4.75/18.00	289,510
Stamped/Colored Concrete Crosswalks	S.F.	5,000	9.50	47,500
Decorative Bollards including Repairs	Each	85	1,050	89,250
Trees/Grates	Each	80	1,200	96,000
Trash Receptacles	Each	120	700	84,000
Decorative Public Benches	Each	20	900	18,000
Repair/Replace/Spare Bollards/Trees/Grates	One Lot		13,500	13,500
Emergency Phone Stations	Each	6	2,500	15,000
Subtotal - Streetscape Improvements				795,260

Engineering, Construction Management, Contingency				
Engineering/Design/Studies	Lump Sum	12% of Subtotals Above		181,279
Construction Coordination				
Utilities Coordination				
Traffic Coordination				
Estimate Contingency	Lump Sum	10% of Subtotals Above		151,066
Subtotal - Eng/Constr Manage/Contingency				332,345

Total -OTP Revitalization Plan Projects	1,843,005
--	------------------

Description	Unit	Quantity	Unit Price	Amount
Downtown Renewal Projects				
Union Pacific Pavilion and Market Place		Lot	400,000	400,000
Lander Street Pedestrian Mall		Lot	225,000	225,000
Penney's Parking Lot-Paving/Lights/Landscape		Lot	80,350	52,225
Arthur/Lander Student Parking-Paving/Lights/Landscape		Lot	43,325	43,425
Picture Park-Paving/Lighting/Landscape		Lot	43,325	33,950
Garfield Property Parking-Paving/Lighting/Landscape		Lot	71,550	71,550
Downards Property-Purchase for School District 25 use		Lot	500,000	500,000
Tennis Court Relocation-Property Purchase @ Center & Garfield		Lot	160,000	160,000
Subtotal -Downtown Renewal Projects				1,486,150

Engineering, Construction Management, Contingency				
Engineering/Design	Lump Sum	10% of Subtotal Above		148,615
Construction Coordination				
Utilities Coordination				
Traffic Coordination				
Estimate Contingency	Lump Sum	10% of Subtotal Above		148,615
Subtotal - Eng/Constr Manage/Contingency				297,230

Total - Downtown Renewal Projects	1,783,380
--	------------------

**Preliminary
Estimate
Not for Distribution**

Estimated Project Total	3,626,385
--------------------------------	------------------

OLD TOWN POCATELLO REVITALIZATION PLAN 2003

Project Scope, Budget and Return on Investment

- ❖ Project Cost Estimate and Scope of Work
 - Prepared using 2002 pricing
 - Allows for contract Engineering and Construction Management
 - Phased implementation over 2 – 4 years

- ❖ Old Town Pocatello will provide support documentation to address the following:
 - Economic Benefit
 - Job Retention/Creation
 - Increased Tax Base
 - Private Investment

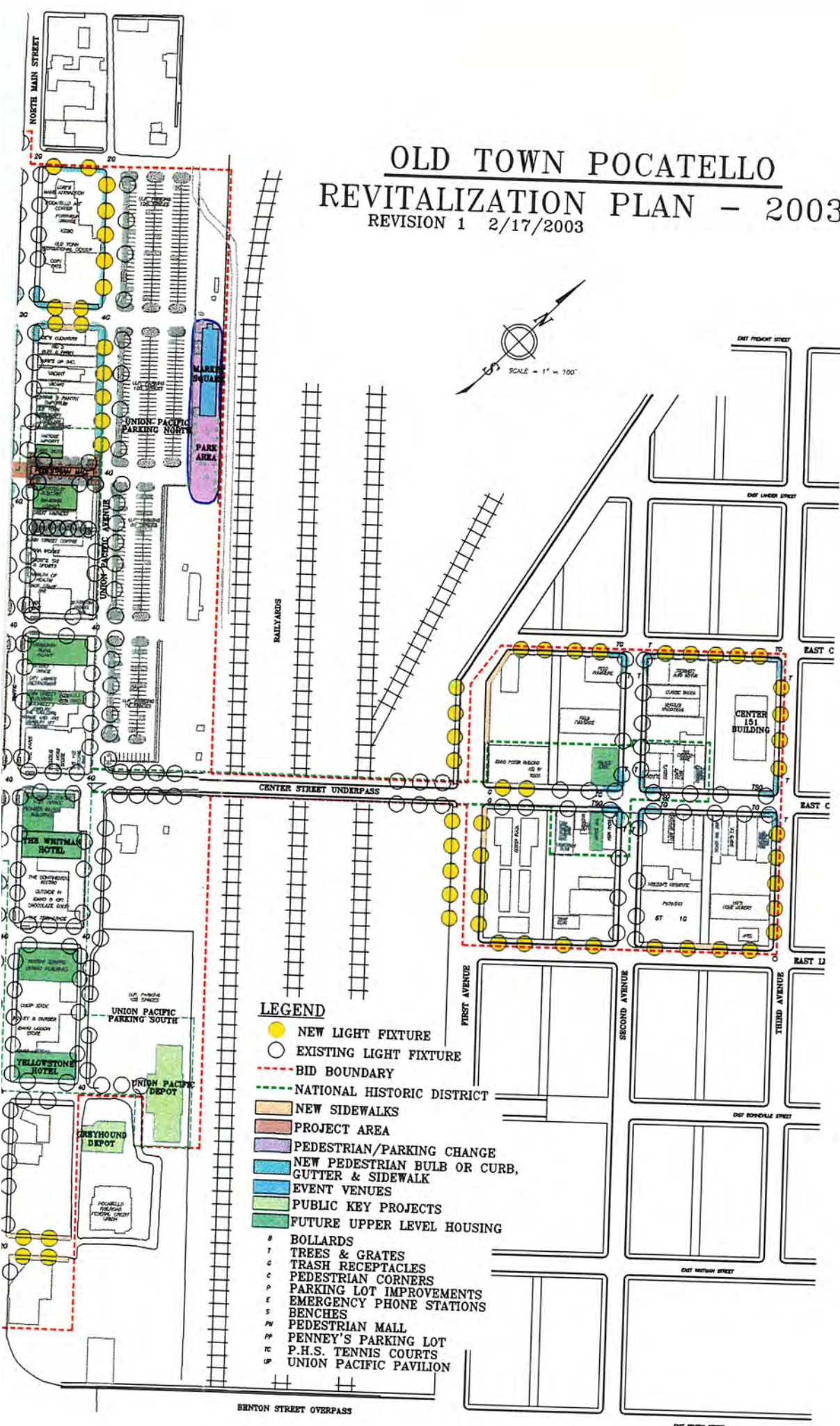
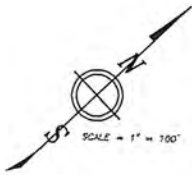
 - Financial Detail 1990 – 2002
 - Property Values
 - Tax Increment Financing - Activity Summary
 - Property Owner Investment

 - Vision for the greater Downtown area
 - Preserve our Historical Heritage
 - Increased utilization of the Pocatello High School campus for community events
 - Destination for revenue generating events
 - Pedestrian friendly environment
 - Upper level housing projects
 - Gateway to North Main and East Side redevelopment
 - The 'Jim Fox' baseball complex – Dare to Dream

OLD TOWN POCA TELLO

REVITALIZATION PLAN - 2003

REVISION 1 2/17/2003



- LEGEND**
- NEW LIGHT FIXTURE
 - EXISTING LIGHT FIXTURE
 - - - BID BOUNDARY
 - - - NATIONAL HISTORIC DISTRICT
 - NEW SIDEWALKS
 - PROJECT AREA
 - PEDESTRIAN/PARKING CHANGE
 - NEW PEDESTRIAN BULB OR CURB, GUTTER & SIDEWALK
 - EVENT VENUES
 - PUBLIC KEY PROJECTS
 - FUTURE UPPER LEVEL HOUSING
 - B BOLLARDS
 - T TREES & GRATES
 - C TRASH RECEPTACLES
 - P PEDESTRIAN CORNERS
 - P PARKING LOT IMPROVEMENTS
 - E EMERGENCY PHONE STATIONS
 - S BENCHES
 - PM PEDESTRIAN MALL
 - PP PENNEY'S PARKING LOT
 - TC P.H.S. TENNIS COURTS
 - UP UNION PACIFIC PAVILION

