

POCATELLO DEVELOPMENT AUTHORITY
Board of Commissioners Meeting
November 17, 2004
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 October 20, 2004 – Motion to Approve and/or Amend

Financial Report: October Income and Expenses

Old Town Pocatello District:

Downtown Reinvestment Project Update
Consider Approving Requisition #E-65

Security reimb. to City

Central Corridor District:

Discuss Clark Street Overpass
Federal Express Request

Roosevelt District:

Consider Approving Pay Request #5

North Yellowstone Urban Renewal Area:

Consider Approving Payment of Invoice #03-04-42
Consider Approving Payment of Invoice #8255

Miscellaneous Items/Questions from Commissioners

Executive Session, if required

POCATELLO DEVELOPMENT AUTHORITY
October 2004

INCOME:

Old Town District:	County tax revenue
North Main District:	” “ “
Central Corridor District:	” “ “
Interest Income:	\$271.99

EXPENSES:

Old Town District:	\$6,440.62 (transfer to RAF)
Roosevelt District:	\$92,148.22 (Pay Req. #4—to Kiggin’s Concrete)
	\$1,085.00 (RMES—inv. #2004261)
Central Corridor District:	\$1,553.65 (transfer to RAF)
No. Yellowstone District:	\$22,180.00 (engineering fees)
General Funds:	\$110.98—PDA lunch (special meeting)
	\$3,125.00—3 rd qtr. ’04 admin. fee

DISTRICT ENDING BALANCES
October 31, 2004

Bank Balance		\$453,354.77
General Fund	36,074.22	
Discretionary Funds	115,911.14	
Kress Project	0.00	
Newtown District	0.00	
Alvin Ricken District	0.00	
Old Town District	119.77	
North Main District	23,758.24	
Roosevelt District	173,482.48	
Central Corridor District	126,659.30	
North Yellowstone District	<u>-22,650.38</u>	
District Totals		\$453,354.77

Pocatello Development Authority
Cash Budget - 2004

	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Actual July	Actual August	Actual September	Actual October	Estimated November	Estimated December	Current Estimate 2004	Approved 2004
Beginning Balance	\$301,845.60	\$965,816.60	\$489,747.85	\$557,971.05	\$568,735.42	\$493,462.37	\$492,685.58	\$2,173,285.44	\$653,997.25	\$555,915.89	\$453,354.77	\$453,504.77	\$301,845.60	\$301,845.60
SOURCES OF FUNDS														
Kress District	2,379.21	0.00	32.73	0.00	0.00	0.00	3,289.35	0.00	0.00	0.00	0.00	0.00	\$5,701.29	\$5,699.58
Newtown District	23,756.01	0.00	0.00	549.70	0.00	0.00	33,777.37	0.00	0.00	0.00	0.00	0.00	\$58,083.08	\$58,071.57
Al Ricken Drive District	376,654.81	0.00	10,019.48	0.00	0.00	0.00	908,369.41	0.00	0.00	0.00	0.00	0.00	\$1,295,043.70	\$1,294,851.48
Old Town District	2,792.21	0.00	10,567.19	5,146.54	1,424.96	0.00	202,876.86	3,084.60	3,356.02	119.77	0.00	0.00	\$229,368.15	\$238,809.95
North Main District	19,464.77	0.00	21,910.57	814.44	0.00	0.00	41,277.40	0.00	0.00	23,758.24	0.00	0.00	\$107,225.42	\$104,347.46
Roosevelt District	211,787.32	0.00	0.00	1,198.90	0.00	0.00	235,800.44	0.00	0.00	0.00	0.00	0.00	\$448,786.66	\$448,759.81
Central Corridor District	30,116.60	0.00	27,212.51	6,136.96	832.45	0.00	269,037.62	1,143.24	2,031.71	1,553.65	0.00	0.00	\$338,064.74	\$342,827.69
General Funds	0.00	0.00	0.00	0.00	4,728.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$4,728.98	\$0.00
Interest Income	282.13	264.17	282.65	261.78	270.75	262.26	271.25	271.49	262.98	271.99	300.00	300.00	\$3,301.45	\$3,500.00
TOTAL	667,233.06	264.17	70,025.13	14,108.32	7,257.14	262.26	1,694,699.70	4,499.33	5,650.71	25,703.65	300.00	300.00	\$2,490,303.47	\$2,496,867.54
CASH AVAILABLE	\$969,078.66	\$966,080.77	\$559,772.98	\$572,079.37	\$575,992.56	\$493,724.63	\$2,187,385.28	\$2,177,784.77	\$659,647.96	\$581,619.54	\$453,654.77	\$453,804.77	\$2,792,149.07	\$2,798,713.14
APPLICATION OF FUNDS														
Kress District	0.00	2,379.21	0.00	0.00	0.00	0.00	0.00	3,322.08	0.00	0.00	0.00	0.00	\$5,701.29	\$5,699.58
Newtown District	0.00	23,756.01	0.00	0.00	549.70	0.00	0.00	33,777.37	0.00	0.00	0.00	0.00	\$58,083.08	\$58,071.57
Al Ricken Drive District	0.00	376,654.81	0.00	0.00	10,019.48	0.00	0.00	908,369.41	0.00	0.00	0.00	0.00	\$1,295,043.70	\$1,294,851.48
Old Town District	0.00	13,129.41	0.00	0.00	15,713.73	0.00	0.00	204,301.82	0.00	6,440.62	0.00	0.00	\$239,585.58	\$238,809.95
North Main District	0.00	19,464.77	0.00	0.00	22,725.01	0.00	0.00	41,277.40	0.00	0.00	0.00	0.00	\$83,467.18	\$104,347.46
Roosevelt District	0.00	7,890.00	1,376.20	0.00	0.00	0.00	6,935.00	62,538.74	103,331.02	93,233.22	0.00	49,395.81	\$324,699.99	\$448,759.81
Central Corridor	0.00	32,851.90	95.68	95.88	33,373.47	915.98	0.00	269,870.07	0.00	3,174.95	0.00	0.00	\$340,377.93	\$364,027.69
No. Yellowstone District	0.00	0.00	0.00	0.00	0.00	0.00	148.58	244.80	77.00	22,180.00	0.00	0.00	\$22,650.38	\$0.00
General Funds	3,262.06	201.43	330.05	3,248.07	148.80	123.07	7,016.26	85.83	324.05	3,235.98	100.00	100.00	\$18,175.60	\$13,700.00
Bank Charges	0.00	5.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00	\$105.38	\$600.00
TOTAL	3,262.06	476,332.92	1,801.93	3,343.95	82,530.19	1,039.05	14,099.84	1,523,787.52	103,732.07	128,264.77	150.00	49,545.81	\$2,387,890.11	\$2,528,867.54
ENDING BALANCE	\$965,816.60	\$489,747.85	\$557,971.05	\$568,735.42	\$493,462.37	\$492,685.58	\$2,173,285.44	\$653,997.25	\$555,915.89	\$453,354.77	\$453,504.77	\$404,258.96	\$404,258.96	\$269,845.60

Ray Burstedt

From: <Christopher.Girod@ryanco.com>
To: <ray@bannockdevelopment.org>
Sent: Monday, November 08, 2004 1:31 PM
Attach: Project Summary.doc
Subject: FedEx Ground

Mr. Burstedt,

Thank you for taking the time to speak with me this afternoon regarding FedEx Ground's proposed project. As you may be aware, due to the tremendous growth of their business, in October 2002, FedEx Ground announced plans for a \$1.8 billion nationwide expansion that would take place over the next several years and almost double its nationwide package volume capacity from 2.5 million packages to 4.8 million packages per day.

As part of this nationwide expansion, FedEx Ground is considering the relocation and expansion of its Pocatello, Idaho business-to-business and business-to-residential small package distribution operations from a 6,300 square feet facility at 1944 Hurley Lane to a proposed build-to-suit facility that would be constructed on South Fifth Avenue. As you can imagine, the proposed 20,000 square feet facility, which would be expandable to 28,000 square feet and leased by FedEx Ground from a developer/landlord pursuant to a triple net lease, would represent a major investment by the company in the City of Pocatello, relative to its existing operations.

The proposed project would involve a total capital investment of approximately \$3.12 million and provide for the retention of three full-time employee positions, 13 part-time employee positions, and 13 full-time independent contractor positions in Pocatello. In addition, the proposed project would allow FedEx Ground to create 20 part-time employee positions and 12 full-time independent contractor positions over the next twelve years, thereby increasing the facility's total employee/contractor annual compensation from approximately \$1.2 to approximately \$3.5 million.

Based on the positive impact that the proposed project would have on its operations, FedEx Ground is truly excited about the possibility of relocating to the proposed facility. However, the combination of the capital requirements associated with their nationwide growth plans and the current economic environment are forcing FedEx Ground to evaluate capital projects strictly based on return-on-investment.

As a result, with numerous capital expenditure proposals competing for approval at any given time, less favorable projects are being delayed and/or cancelled in favor of projects that provide a higher ROI. Therefore, any assistance that the City of Pocatello, Bannock County, and/or the State of Idaho are able to provide in the form of tax incentives and or grant funding could play a major role in whether or not the proposed project moves forward or if FedEx Ground is forced to look for a more economically feasible location.

As I mentioned, I've attached a document that includes background information about the company, as well as information on the proposed project. Please note that this information is strictly confidential and should only be shared with state and/or local government representatives where absolutely necessary. If you have any questions or if you need any additional information, please do not hesitate to contact me at 412.535.4400. Thank you for your assistance with this matter and I look forward to speaking with you again soon.

Best regards,

Christopher J. Girod
Manager, Business Incentives
Ryan & Company, Inc.
4 PPG Place, Suite 500
Pittsburgh, PA 15222
Tel. 412.535.4400
Fax 412.535.4403
Mobile 412.298.1386

<<Project Summary.doc>>

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Proposed Pocatello, ID Distribution Center

I. Company Information

- Subsidiary of FedEx Corporation, the premier global provider of transportation, e-commerce and supply chain management services
- North America's second largest ground carrier for business-to-business small-package delivery
- Provider of innovative business-to-residential delivery through its FedEx Home Delivery division
- Over 500 locations in North America
- Approximately 51,000 employees and independent contractors
- Ground fleet of more than 17,000 motorized vehicles
- Average package volume of more than 2.4 million per day
- Recent Awards
 - American Trucking Association: President's Trophy for the best overall safety program (1996, 2000, 2004)
 - Wal-Mart Stores, Inc: "Carrier of the Year" (1998-2000, 2002, 2003)
 - NASSTRAC: "Parcel Delivery Carrier of the Year" (1999-2000, 2002)

II. Project Information

- Current Location
 - 1944 Hurley Lane, Pocatello, Idaho (6,300 ft²)
- Proposed Location
 - South Fifth Avenue, Pocatello, Idaho
- Proposed Capital Investment
 - Land (4.66 acres) \$ 270,000
 - Building Construction (20,000 ft²) \$2,400,000 (expandable to 28,000 ft²)
 - Material Handling Equipment \$ 450,000
 - Total Investment \$3,120,000
- Staffing Projections

	<u>Full-Time*</u>	<u>Part-Time*</u>	<u>FT Contractors</u>	<u>Total</u>	<u>Compensation</u>
- Current	3	13	13	29	\$1,170,000
- FY 2006	3	17	14	34	\$1,330,000
- FY 2007	3	17	15	35	\$1,460,000
- FY 2008	3	19	15	37	\$1,540,000
- FY 2009	3	19	17	39	\$1,780,000
- FY 2010	3	22	18	43	\$1,950,000
- Full Phase	3	33	25	61	\$3,500,000

*FedEx Ground Employees

III. Project Benefits

- FedEx Ground
 - Increased package volume capacity
 - Increased revenues
 - Increased profitability
- City of Pocatello / Bannock County / State of Idaho
 - Significant job retention/creation
 - Increased tax revenues
 - Positive long-term economic impact

**POCATELLO
DEVELOPMENT
AUTHORITY**

**PROJECT
APPLICATION
PACKET**

February 2004

POCATELLO DEVELOPMENT AUTHORITY (PDA)
Pre-Application for use of Tax Increment Financing

Instructions:

1. Please complete each section of this pre-application.
2. The applicant should be the project owner or the duly appointed representative of the project owner.
3. This pre-application must be completed and submitted (Pocatello Development Authority, 1651 Alvin Ricken Drive, Pocatello ID, 83201) by the first Monday of the month to be considered for the PDA meeting agenda on the 3rd Wednesday of that month.
4. Each pre-application is screened by staff and must meet a minimum score of 70 points (out of 100) for it to be considered for approval by the PDA Board.
5. PDA approval of this application is authorization to proceed to a full application.
6. A full application will consist of at minimum the following:
 - a. Project purpose statement.
 - i. Description of blight.
 - ii. Description of public benefits.
 - b. Scope of work.
 - i. The kind, number, and location of all proposed public works or improvements.
 - ii. A detailed list of estimated project costs.
 - iii. Construction timetables (including any proposed phasing).
 - iv. A detailed map and legal description of the project area.
 - c. Economic Analysis.
 - i. An economic feasibility study.
 - ii. A fiscal impact statement showing the impact of the project upon all taxing districts.
 - iii. A description of the methods of financing all estimated project costs.
7. Questions may be directed to the Executive Director for the Development Authority, 233-3500.

Application:

Name: FedEx Ground Date: 11/03/04
Mailing Address: 1000 FedEx Drive Moon Township, PA 15108
Work Phone: 412 859 5025 Cell Phone: _____ E-Mail: JOE.MARSH@fedex.com
Project Description: New 30,000 sqft Warehouse / Distribution Center

Project Location: 4.66 ACRES ON SOUTH 5TH

Is this project currently in an urban renewal area? Yes No

Is this project currently in a revenue allocation area? Yes No

If you answered 'no' to both questions above, please describe the "blighting" conditions associated with this location: _____

Current Assessed Value of Project Location: ~~\$1,200,000~~ ~~\$2,500,000~~ \$30,000 AS

Estimated Construction Value of Project: \$2.2 million 3.1 million

Number of jobs created by this project: _____ Wage range of jobs: _____

Employee Benefits? Yes No If yes, please describe _____

SOME CONTRACT WORK

PDA Pre-Application, Page 2

Time frame for job creation: 6 MONTHS FROM JAN 1, 05

Construction start date for Project: 01/10/05 Anticipated completion date: 6 MONTHS

Briefly describe other public benefit(s) associated with this project: _____

PROPERTY WILL TIE INTO CITY PROPERTY FOR ANNEXATION

Does this project compete with other, already established businesses? How? _____

OTHER COMMERCIAL CONCERNS - THIS IS AN EXPANSION

Is this project currently subject to a competitive bid process? Please explain: _____

NO

Are there other applicants that may be interested in applying for PDA assistance for this same project? Please explain: _____

NO

Relationship of named applicant to the project: EMPLOYEE

Type of Assistance Requested
(check all that apply):

- Public Infrastructure (water, sewer, street, etc.).
- Public Facility (building, park, parking lot; etc.).
- Match for other funding.
- Inspections, tests, surveys, appraisals, etc.
- Property Acquisition.
- Structure Demolition and Clearance.
- Other? Please Specify _____

Amount of Assistance Requested: \$200,000

Form of Assistance Requested: Grant of Funds.
 Loan of Funds.
 Reimbursement for Approved Expenditures.
 Pay-As-You Go.
 Bonding.
 Other? Please Specify _____

Other helpful information? Please list: ANNEXATION OF PARCEL WILL

MAKE OTHER PROPERTIES AVAILABLE TO ANNEXATION.

PDA PRE-APPLICATION
REVIEW MATRIX

Reviewer Name: RAYMOND BURSTEDT

Date: 11/04/04

Review Element	Point Value Earned				
	0-Points	3-Points	5-Points	7-Points	10-Points
Condition of Blight (Part of Existing Inventory)?					10
Ratio of Construction Value to Current Assessed Value					10
Quantity of Jobs Created			5		
Quality of Jobs Created (Type/Wage)				5	
Public Benefit of Project			5		
Competition With Other Businesses					10
Ratio of Project Costs To Project Revenue					10
Certainty and Immediacy of the Project					10
Type of Assistance Requested			5		
Form of Assistance Requested			5		
Column Totals			20	5	50
All Total					75

PDA PRE-APPLICATION
REVIEW MATRIX

Reviewer Name: Robert Chambers

Date: 5 Nov. 04

Review Element	Point Value Earned				
	0-Points	3-Points	5-Points	7-Points	10-Points
Condition of Blight (Part of Existing Inventory)?				7	
Ratio of Construction Value to Current Assessed Value					10
Quantity of Jobs Created <i>Retained</i>				7	
Quality of Jobs Created (Type/Wage)				7	
Public Benefit of Project				7	
Competition With Other Businesses					
Ratio of Project Costs To Project Revenue			5		
Certainty and Immediacy of the Project					10
Type of Assistance Requested					10
Form of Assistance Requested				7	
Column Totals			5	35	30
All Total					70

Review Elements Description (Each element has a point value potential of 10-points):

Condition of Blight

The City of Pocatello has created an inventory of properties meeting the conditions of blight. A project proposed that redevelops one of these sites will receive maximum points for this element. If a project is proposed for a location not on the inventory, it must meet blight criteria which generally include:

- Deteriorated/deteriorating areas injurious to public health, safety and welfare;
- Areas contributing to spread of disease and crime constituting an economic and social liability;
- Areas imposing onerous municipal burdens which decrease tax base or substantially impairs the sound growth of the community, retards the provision of housing, aggravates traffic problems, etc.;
- Areas which promote juvenile delinquency and consume an excessive proportion of its revenue due to extra services required by police, fire, etc.;
- Predominately open areas which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of the municipality.

Ratio of Construction Value to Current Assessed Value

The difference between these values may constitute the increment, or revenue available for project implementation. It also describes the degree to which the value of the property location will be affected by the project. Obviously, the more value added by construction or redevelopment the greater the economic impact to the community.

Quantity of Jobs Created

All jobs created by the project should be provided. Estimates are acceptable with more firm numbers coming at full application (if invited). The higher the job creation potential, the higher the rating possible. Project phasing, which may affect the timing of job creation should also be explained. Be advised, that if the project is awarded funding assistance from the PDA, such assistance may be linked to a job creation requirement. Documentation will be required showing actual jobs created with a possible "payback" provision if targets are not met.

Quality of Jobs Created

Jobs having a higher "living wage" salary with benefit packages will be rated higher than those with lower wage scales and no benefits. Also, those jobs that are complimentary to the City's economic growth goals will be rated higher than those that are not.

Public Benefit of Project

All projects should have public benefit. The stronger the public benefit, the higher the rating.

Review Elements Description, Page 2

Competition with Other Businesses

Projects which may harm existing businesses or which provide an unfair advantage to one development firm over another may be ranked lower than those complimentary to the community.

Ratio of Project Costs to Project Revenue

The project should at minimum, generate enough increment revenue to fund the project proposed. Stronger projects may actually generate excess revenue allowing the potential shortening of increment requirements. Most revenue allocation districts do not extend beyond 10-years – the shorter, the better.

Certainty and Immanency of the Project

Speculative projects will be rated lower than projects that have firm timelines and commitments. In either case, the PDA should not be considered the sole source of funds for any project.

Type of Assistance Requested

Projects may be ranked in importance to the PDA by the following categories:

- Public infrastructure.
- Public facilities.
- Property acquisition.
- Site preparations including demolition and clearance.
- Match or leverage for other funding sources.
- Inspections, tests, surveys, appraisals, etc.
- Other (this category may rise in importance based upon public benefit).

Form of Assistance Requested

Projects may be ranked by PDA preference for how the projects are funded as follows:

- Loan of funds.
- Reimbursement for approved expenditures.
- Pay-as-you-go.
- Grant of funds.
- Bonding.
- Other (this category may rise in importance based upon benefit to PDA).

TAX INCREMENT FINANCING
Urban Renewal Law, IC Title 50, Chapter 20
Process Outline

Urban Renewal Law – Findings and Declaration of Necessity

Findings and declaration of necessity, adopted by resolution of the city's governing body finding that one or more deteriorated areas exist:

- Deteriorated/deteriorating areas injurious to public health, safety and welfare;
- Areas contributing to spread of disease and crime constituting an economic and social liability;
- Areas imposing onerous municipal burdens which decrease tax base or substantially impairs the sound growth of the community, retards the provision of housing, aggravates traffic problems, etc.;
- Areas which promote juvenile delinquency and consume an excessive proportion of its revenue due to extra services required by police, fire, etc.

Finding that the rehabilitation, conservation, redevelopment, or a combination thereof is necessary and in the public interest.

Finding that there is a need for an urban renewal agency to function in the City (may be an appointed board of commissioners, or may be the local governing board).

Urban Renewal Law – Powers

Powers of the urban renewal agency in carrying out urban renewal projects include:

1. contract making;
2. disseminating slum clearance and urban renewal information;
3. furnishing, repairing, installing, constructing, streets, public utilities, parks, playgrounds, off-street parking facilities, public facilities, other buildings or public improvements, and other improvements necessary or incidental to a redevelopment project;
4. accepting and agreeing to conditions attached to federal funding sources;
5. entering buildings and/or property to make inspections, surveys, appraisals, soundings or test borings, etc. with sufficient cause, hearing, and order from the court;
6. acquiring and disposing of real property (even by eminent domain);
7. demolition and clearance of blighted structures;
8. investing urban renewal funds held in reserves, borrowing money, accepting advances, loans, grants, contributions for the purposes outlined;
9. developing and demonstrating new or improved means of providing housing for low income person or families;
10. assisting in the relocation of persons displaced from an urban renewal area

Urban Renewal Law – Plan Preparation and Approval

Public or private submission of a plan is acceptable.

Plans are submitted by the local governing board to the planning commission for determination of conformity to the general plan of the community. The planning commission has 30-days after receipt of the plan to provide its recommendations.

Public hearing held before the local governing board.

Approval is subject to findings that:

1. A feasible method exists for the location of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families.
2. The urban renewal plan conforms to the general plan of the City.
3. The urban renewal plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement.
4. The urban renewal plan will afford maximum opportunity for the rehabilitation or redevelopment of the area by private enterprise.

Urban Renewal – Limitations

Action against a plan may not be taken until after the effective date of the ordinance adopting the plan.

For a period of 30-days following adoption of the plan, any person may contest the legality of the ordinance. After the expiration of the 30-day period, the validity, legality and regularity of the ordinance shall be conclusively presumed and no court shall thereafter have authority to inquire into such matters.

TAX INCREMENT FINANCING
Local Economic Development Act, IC Title 50, Chapter 29
Process Outline

Local Economic Development Act – Findings and Purpose

It is, by this act, found and declared that there exists in cities a need to raise revenue to finance the economic growth and development of urban renewal areas.

The purpose of this act is to provide for the allocation of a portion of the property taxes levied against taxable property located in a revenue allocation area for:

- a limited period of time;
- to encourage private development;
- to prevent or arrest decay of urban renewal areas due to the inability of existing financing methods to promote needed public improvements;
- to encourage taxing districts to cooperate in the allocation of future tax revenues;
- to facilitate the long-term growth of the common tax base; and
- to encourage private investment.

Local Economic Development Act – Deteriorated Area

This act re-emphasizes the conditions outlined in the Urban Renewal Law – Findings and Declaration Necessity. In addition, this act adds to the definition:

1. Any area which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area.
2. any area which by reason of its proximity to the border of an adjacent state is competitively disadvantaged in its ability to attract private investment, business or commercial development which would promote the purposes of this chapter.

Local Economic Development Act – Increment Value

Increment value is the total value calculated by summing the differences between the current equalized value of each taxable property in the revenue allocation area and that property's current base value on the base assessment roll, provided such difference is a positive value.

Local Economic Development Act – Eligible Projects

Eligible projects are similar to those outlined in the Urban Renewal Law – Powers.

Local Economic Development Act – Eligible Project Costs

Capital Costs, including the actual costs of the construction of public works or improvements, facilities, buildings, structures, and permanent fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures, and permanent fixtures; the acquisition of equipment; and the clearing and grading of land.

Financing Costs, including interest during construction and capitalized debt service or repair and replacement or other appropriate reserves.

Real Property Assembly Costs, meaning any deficit incurred from the sale or lease by a municipality of real or personal property within a revenue allocation district.

Professional Service Costs, including those costs incurred for architectural, planning, engineering, and legal advice and services.

Direct Administrative Costs, including reasonable charges for the time spent by municipal employees in connection with the implementation of a project plan.

Relocation Costs.

Other Costs, incidental to any of the foregoing costs.

Local Economic Development Act – Revenue Allocation Area

A revenue allocation area is that portion of an urban renewal area which the local governing board has determined will likely increase in value as a result of implementing projects within the urban renewal plan. The base assessment roll or rolls of revenue allocation areas shall not exceed at any time 10% of the current assessed valuation of all taxable property within the City.

Local Economic Development Act – Termination Date

Termination date means a specific date no later than 24-years from the effective date of an urban renewal plan (limited exceptions for bonding exist) in which a new revenue allocation provision must expire.

Local Economic Development Act – Recommendation of Urban Renewal Agency

A plan must be prepared and adopted by the local governing board for each revenue allocation area. The plan must include a statement listing:

1. The kind, number, and location of all proposed public works or improvements within the revenue allocation area.
2. An economic feasibility study.
3. A detailed list of estimated project costs.
4. A fiscal impact statement showing the impact of the revenue allocation area upon all taxing districts.
5. A description of the methods of financing all estimated project costs.
6. A termination date for the plan and the revenue allocation area.
7. A description of the disposition or retention of any assets of the agency upon the termination date.

Local Economic Development Act – Public Hearing and Ordinance Required

To adopt a new urban renewal plan with a revenue allocation provision, a public hearing is required at least 30-days but not more than 60-days prior to the date set for final reading of the ordinance.

Local Economic Development Act – Transfer of Power Ordinance

Urban renewal plans and revenue allocation financing provisions may be held ineffective if an urban renewal area or revenue allocation area extends outside the municipal boundary of an authorized City and a transfer of powers ordinance has not been adopted by the cooperating county.

Local Economic Development Act – Documents to Taxing Agencies

After the effective date of an ordinance enacted, the clerk of the authorized City shall transmit a copy of the ordinance, a copy of the legal description and map of the boundaries of the revenue allocation area, and a copy of the transfer of powers ordinance (if one is adopted). These documents are sent to:

- The County Auditor
- The Tax Assessor of the County
- The Affected Taxing Districts
- The State Tax Commission

Local Economic Development Act – Obligation of City

Bonds issued or other obligations incurred by any agency shall not constitute a general obligation or debt of any city, the state or any of its political subdivisions.

Local Economic Development Act – Limitations on Review

This is the same as the Urban Renewal Limitations regarding the contestation or litigation of plans and the ordinance.



OFFICE OF THE MAYOR
911 North 7th Avenue
P.O. Box 4169
Pocatello, Idaho 83205
(208) 234-6163
Fax: (208) 234-6297
www.pocatello.us

ROGER W. CHASE
Mayor

Pocatello City Council:
RON FRASURE
GARY MOORE
HARRY NEUHARDT
EVA JOHNSON NYE
RICHARD STALLINGS
BRIAN T. UNDERWOOD

MEMORANDUM FOR Ray Burstedt, Executive Director Pocatello Development Authority

FROM: David Swindell, Chief Financial Officer

SUBJECT: Request for Reimbursement, North Yellowstone / Hurley Drive Appraisals

DATE: November 23, 2004

1. Request that the Pocatello Development Authority reimburse the City of Pocatello for appraisal expenses incurred in the North Yellowstone / Hurley Drive ("Pocatello Square") urban renewal project.
2. Reimbursable invoice is as follows:

Invoice 03-04-02, Kelly Real Estate Appraisers, Complete Appraisal, 3 properties on Lou Drive for potential condemnation action \$9,000.00

3. The City of Pocatello has paid this invoice on behalf of PDA. The City now requests reimbursement. City planning staff contracted for this service. They state that this firm was the only available firm that could meet PDA's timeline for presenting appraisal evidence to the property owners involved and keep PDA's project on track. The service fees are in line with similar fees for appraisal services on properties involved with potential condemnation in the Pocatello Creek Road widening project. Negotiation services were provided at no cost to the PDA (compare to a negotiating service charging \$1,000 per property in the Pocatello Creek Road situation).

INVOICE

CITY OF POCATELLO
711 NORTH 7TH AVENUE
POCATELLO, ID 83205

(201) 234-2314

POCATELLO DEV AUTHORITY
1001 ALVIN KILGREN
POCATELLO, ID 83201

INVOICE NO: 8360
DATE: 11/30/04

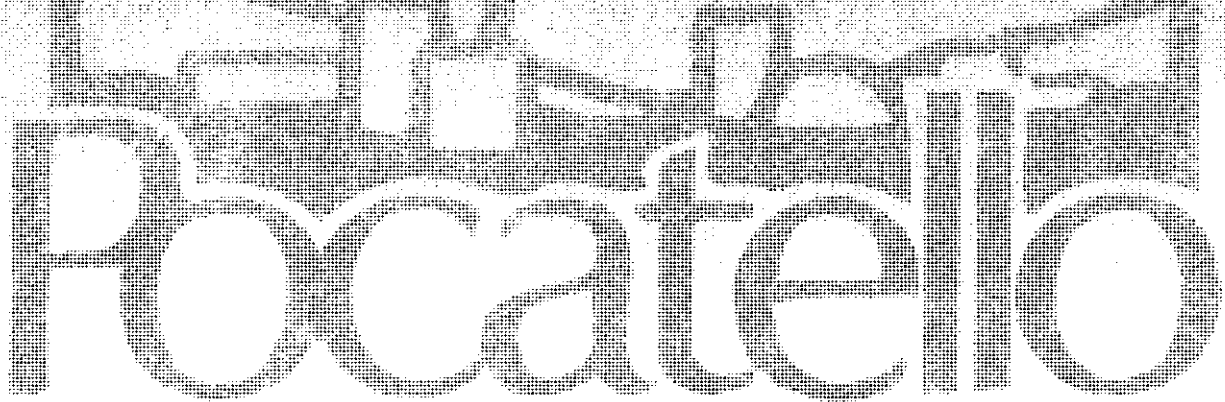
BUSINESS NOT APPLICABLE

TYPE: HD - HURLEY DRIVE

QUANTITY DESCRIPTION UNIT PRICE EXTENDED PRICE

1.00 HURLEY DRIVE \$9,000.00 \$9,000.00

THE ENCLOSED INVOICE HAS BEEN PAID BY THE CITY OF POCATELLO ON BEHALF OF FOX FOX REAL ESTATE APPRAISAL OF 3 PROPERTIES ON LUN DRIVE. PLEASE REIMBURSE THE CITY OF POCATELLO.



*** THE CITY OF POCATELLO THANKS YOU FOR YOUR ***

** PROMPT PAYMENTS !! **

A MUNICIPAL CORPORATION OF IDAHO

TOTAL DUE:

\$9,000.00

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 11/30/04 DUE DATE: 11/30/04
CUSTOMER NO: 49571691

NAME: POCATELLO DEV AUTHORITY
TYPE: HD - HURLEY DRIVE

REMIT AND MAKE CHECK PAYABLE TO:

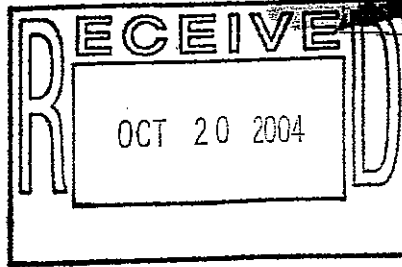
CITY OF POCATELLO
711 NORTH 7TH AVENUE
P O BOX 4169

POCATELLO ID 83205-4169

INVOICE NO: 8360
TERMS: NET 0 DAYS

AMOUNT:

\$9,000.00



Kelley
Real Estate Appraisers, Inc

Jeffrey L. Kelley
Certified General Appraiser

Gene E. Kelley, C.G.A.
Gregory G. Kelley, C.G.A. *
Jeffrey L. Kelley, C.G.A.

* Also Certified in Wyoming

October 18, 2004

Robert Chambers
CITY OF POCATELLO
911 North 7th Avenue
Pocatello, Idaho 83205

RE: Complete Summary Appraisal Reports
Subject: Poleline Road Project
3 Properties Along Lou Avenue
City of Pocatello, Bannock County, Idaho

*Thanks
Dave!
Robert*

Dear Mr. Chambers:

I appreciate the opportunity to work with you and the City of Pocatello on this project. I hope that the appraisals I have prepared will help the city in acquiring these properties.

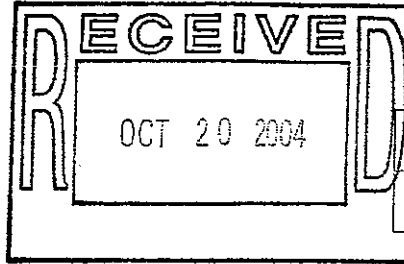
I have attached an invoice for my services. This invoice includes the fee for the appraisals and any future consultation between me, the city and/or your attorneys prior to trial. It does not include any time I may expend testifying in court.

If you have any questions, please contact me at 208.529.5058 or 208.521.5059.

Sincerely,

Jeffrey L. Kelley
Appraiser, Idaho CGA #362

KELLEY REAL ESTATE APPRAISERS, INC.
 520 West 15th Street, Suite 100
 Idaho Falls, ID 83402-4269
 (208) 529-5058
 Tax ID: 82-0534755



Invoice

DATE	INVOICE NO.
10/19/2004	03-04-42

BILL TO
City of Pocatello 911 North 7th Street P.O. Box 4169 Pocatello, Idaho 83201 Attn: Treasurer's Office

TERMS
Due on receipt

DESCRIPTION	AMOUNT
1) COMPLETE APPRAISAL; SUMMARY APPRAISAL REPORT - \$3,000 SUBJECT: Anderson Duplex Apartment Building 765 West Lou Avenue Pocatello, Idaho	9,000.00
2) COMPLETE APPRAISAL; SUMMARY APPRAISAL REPORT - \$3,000 SUBJECT: David Anderson Dwelling 749 West Lou Avenue Pocatello, Idaho	
3) COMPLETE APPRAISAL; SUMMARY APPRAISAL REPORT - \$3,000 SUBJECT: Jeffrey Anderson Property 743 West Lou Avenue Pocatello, Idaho	

Nov 23, 2004
~~001-0800-41640-01~~
~~PLANNING DEPT.~~
~~PLANNING DEPT. \$9000.00~~
Don [Signature]
 [Empty Box]

NOTE: These appraisals were authorized by Robert Chambers of the City Planning and Zoning Department

*Property appraisals Lou Duive
 for PDA condemnation action*

Thank you for your business. Your prompt payment from this invoice will be greatly appreciated.

Total \$9,000.00

INVOICE

CITY OF POCATELLO
911 NORTH 7TH AVENUE
P O BOX 4169
POCATELLO, ID 83205-4169

(206) 234-5214

TO: POCATELLO DEV AUTHORITY
1651 ALVIN RICKEN
POCATELLO, ID 83201

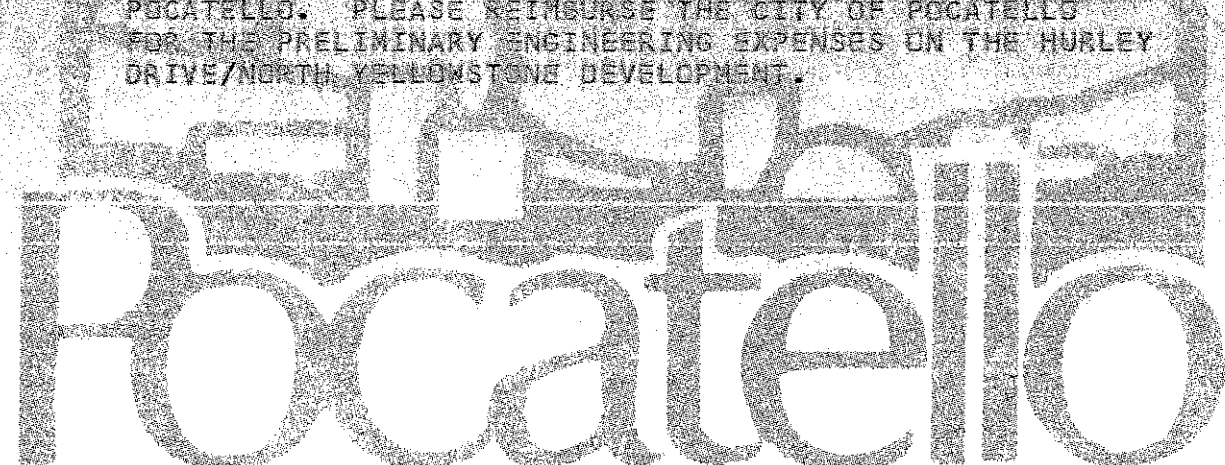
INVOICE NO: 8255
DATE: 10/29/04

CUSTOMER NO: 495/1691

TYPE: HD - HURLEY DRIVE

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	HURLEY DRIVE ENGINEERING	4,801.25	4,801.25

THE ENCLOSED INVOICE HAS BEEN PAID BY THE CITY OF
POCATELLO. PLEASE REIMBURSE THE CITY OF POCATELLO
FOR THE PRELIMINARY ENGINEERING EXPENSES ON THE HURLEY
DRIVE/NORTH YELLOWSTONE DEVELOPMENT.



*** THE CITY OF POCATELLO THANKS YOU FOR YOUR ***
** PROMPT PAYMENTS !!! **

A MUNICIPAL CORPORATION OF IDAHO

TOTAL DUE: \$4,801.25

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 10/29/04 DUE DATE: 10/29/04
CUSTOMER NO: 495/1691

NAME: POCATELLO DEV AUTHORITY
TYPE: HD - HURLEY DRIVE

REMIT AND MAKE CHECK PAYABLE TO:
CITY OF POCATELLO
911 NORTH 7TH AVENUE
P O BOX 4169
POCATELLO ID 83205-4169

INVOICE NO: 8255
TERMS: NET 0 DAYS

AMOUNT: \$4,801.25



INVOICE

OCT 14 2004

HAWKINS COMPANIES

DATE: 10/11/2004

INVOICE NO. 2004270

CLIENT: Hawkins Companies
 ADDRESS: 8645 West Franklin
 CITY, STATE: Boise, ID 83709
 Attn: Brian Huffaker
 PROJECT: North Yellowstone Pocatello Urban Renewal
 CONTRACT NO: 04014

Progress Billing Number: 1

INVOICE PERIOD: September 5 - October 6, 2004

WORK ACCOMPLISHED THIS PERIOD:

Platting Services Contract

DATE: OCT 27, 2004

ACCT. NO. 077-6001-451.40-99

PERIOD: 9/5-10/6

PL. SERV. AMT. \$4,801.25

BY: [Signature]

REQ. BY: [Signature]

- 1) payable to Rocky Mtn Engineering,
- 2) mail check to Hawkins Co.
- 3) claim reimbursement from PDA

CONTRACT SERVICE

	FEE	QTY	COST
Preliminary Work	\$2,315.00	1	\$2,315.00
Mapping	\$3,315.00	0.75	\$2,486.25
Survey Documentation	\$2,805.00	0	\$0.00
Final Documents / Work	\$1,415.00	0	\$0.00

DIRECT AND REIMBURSABLE COSTS

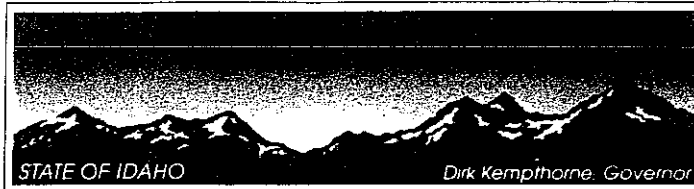
Total Amount Due This Invoice

\$4,801.25

PROJECT BUDGET SUMMARY

Total Contract Amount	\$9,650.00
Total Contract Changes	\$0.00
Total Invoiced Previously	\$0.00
Total Invoiced This Period	\$4,801.25
Total Invoiced To Date	\$4,801.25
Budget Remaining	<u>\$4,848.75</u>

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



TRANSPORTATION DEPARTMENT
DISTRICT 5 • P.O. BOX 4700 • POCATELLO, ID • 83205-4700 • (208) 239-3300

October 26, 2004

City of Pocatello
Lindell "CAC" Turner, P. E.
P. O. Box 4169
Pocatello, ID 83205-4169

**RE: I-15, Clark St. Overpass IM-15-1(121)69, Key 7120,
Bannock County; WA: I995680**

Dear Mr. Turner:

Attached please find two bound originals of the State/Local Cooperative Agreement (Construction) for the above project.

If the Agreement is satisfactory please provide the appropriate signature, seal, and date on each original and Resolution. Please return both originals to me for further processing.

If you have any questions, please feel free to call me at (208) 239-3317.

Sincerely,

James M. Orner, P.E.
D#5 Materials Engineer
Agreement Administrator

Attachment

JMO/EB/sb

cc: ADE
DPDE
DMtIsE
rf

COOPERATIVE AGREEMENT
IM-15-1(21)69
I-15, CLARK STREET OVERPASS, POCATELLO
BANNOCK COUNTY
KEY NO. 7120

PARTIES

THIS AGREEMENT is made and entered into this _____ day of _____, 2004, by and between the **IDAHO TRANSPORTATION DEPARTMENT**, hereafter called the **STATE**, and the **CITY OF POCATELLO**, acting by and through its Mayor and Council, hereafter called the **CITY**.

PURPOSE

This project includes replacement of two interstate structures over Clark Street, a local road within the **CITY** limits. During construction, Clark Street will be reconstructed and widened, and include installation of a new water line at **CITY** expense. The parties wish to establish the terms for the design, construction and maintenance of this work.

Authority for this Agreement is established by Section 40-317, Idaho Code.

The Parties agree as follows:

SECTION I: That the **STATE** will:

1. Program the construction of the project.
2. Provide detailed construction plans to the **CITY**.
3. Advertise, open bids, prepare a contract estimate of costs based on the successful low bid, and notify the **CITY**.
4. Award a contract for construction of the project, based on the successful low bid, if it does not exceed the **STATE'S** estimate of cost of construction by more than ten (10) percent. If the low bid exceeds the estimate by more than 10%, the bid will be evaluated, and if justified, the contract will be awarded and the **CITY** will be notified.
5. Reconstruct a section of Clark Street, including construction of a water line, as shown on the project plans.
6. Designate a resident engineer and other personnel, as the **STATE** deems necessary, to supervise and inspect construction of the project in accordance with the plans and specifications in the manner required by applicable state and federal regulations.

7. Assume its share of all construction and engineering costs for the project, excepting items stated hereafter as obligations of the **CITY**.
8. Maintain complete accounts of all project funds received and disbursed, which accounting will determine the final project costs.
9. Upon completion of the project, after all costs have been accumulated and the final voucher paid by the Federal Highway Administration, provide a statement to the **CITY** summarizing the estimated and actual costs, indicating the balance owed by the **CITY** for work on the project.
10. Indemnify, save harmless and defend regardless of outcome the **CITY** from expenses of and against suits, actions, claims, or losses of every kind, nature and description, including costs, expenses and attorney fees that may be incurred by reason of any act or omission, neglect or misconduct of the **STATE** in the construction and maintenance of the work.

SECTION II: That the **CITY** will:

1. Hereby review and approve the plans for reconstruction of Clark Street, including the installation of **CITY** water line.
2. Authorize the **STATE** to administer the project and make any necessary changes and decisions within the general scope of the plans and specifications. Prior approval of the **CITY** will be obtained if it is necessary, during the life of the construction contract, to deviate from the plans and specifications to such a degree that the nature of the completed work will be significantly changed.
3. Be responsible for payment of **TWO HUNDRED TWO THOUSAND FOUR HUNDRED FIVE AND 85/100 DOLLARS (\$202,405.85)**, which consists of \$151,780.85 lump sum amount for the **CITY**'s share of the reconstruction work on the project, and \$50,625 as the estimated cost of installation of the water line. One-half, or \$101,202.93, is due prior to advertisement for bids. The balance is due upon completion of construction.
4. Upon receipt of the statement referred to in Section I, Paragraph 9 indicating the balance owed by the **CITY**, promptly remit to the **STATE** a check or warrant in that amount.
5. Comply with all pertinent sections of the **STATE**'s Standard Specifications for Highway Construction in accomplishing all future trench backfill and pavement repairs on the state highways within the project limits.
6. Obtain concurrence of the **STATE** before installing or constructing any new, or relocating any existing sidewalk or any existing water, storm sewer, sanitary sewer or other facilities on the state highways within the project limits.

DM

7. Maintain Clark Street, including the water line to be installed, upon completion of construction.
8. Indemnify, save harmless and defend regardless of outcome the **STATE** from expenses of and against suits, actions, claims, or losses of every kind, nature and description, including costs, expenses and attorney fees that may be incurred by reason of any act or omission, neglect or misconduct of the **CITY** in the construction and maintenance of the work.

SECTION III: All parties agree that:

1. This agreement shall become effective on the first date mentioned above, and shall remain in full force and effect until amended or replaced upon the mutual consent of the **CITY** and the **STATE**.
2. For any funds due by the **CITY**, all checks shall be made payable to the "Idaho Transportation Department", and mailed to the District Five Office at PO Box 4700, Pocatello, ID 83205-4700.

AM

EXECUTION

This Agreement is executed for the **STATE** by its Assistant Chief Engineer (Development), and executed for the **CITY** by the Mayor attested to by the City Clerk with the imprinted Corporate Seal of the **CITY OF POCATELLO**.

IDAHO TRANSPORTATION DEPARTMENT

APPROVED BY:

Assistant Chief Engineer (Development)

APPROVED:

RECOMMENDED:

Patrick W. Fanning
Deputy Attorney General

District Engineer

ATTEST:

CITY OF POCATELLO

City Clerk

Mayor

(Seal)

By regular/special meeting
on _____

AM

RESOLUTION

WHEREAS, the Idaho Transportation Department, hereafter called the **STATE**, has submitted an Agreement stating obligations of the **STATE** and the **CITY OF POCA TELLO**, hereafter called the **CITY**, for reconstruction of Clark Street; and

WHEREAS, the **STATE** is responsible for obtaining compliance with laws, standards and procedural policies in the development, construction and maintenance of improvements made to the Federal-aid Highway System when there is federal participation in the costs; and

WHEREAS, certain functions to be performed by the **STATE** involve the expenditure of funds as set forth in the Agreement; and

WHEREAS, The **STATE** can only pay for work associated with the State Highway system; and

WHEREAS, the **CITY** is fully responsible for its share of project costs; and

NOW, THEREFORE, BE IT RESOLVED:

1. That the Agreement for Federal Aid Highway Project IM-15-1(121)69 is hereby approved.
2. That the Mayor and the City Clerk are hereby authorized to execute the Agreement on behalf of the **CITY**.
3. That duly certified copies of the Resolution shall be furnished to the Idaho Transportation Department.

CERTIFICATION

I hereby certify that the above is a true copy of a Resolution passed at a *regular, duly* called special (X-out non-applicable term) meeting of the City Council, City of Pocatello, held on _____, 2004.

(Seal)

City Clerk

AM



PUBLIC WORKS DEPARTMENT
911 North 7th Avenue
P.O. Box 4169
Pocatello, ID 83205-4169

GREG LANNING, DIRECTOR
(208) 234-6189
FAX (208) 234-6151

MEMORANDUM

TO: Chairman Harry Neuhardt and Members of the PDA

FROM: Greg Lanning, Director of Public Works

DATE: November 3, 2004

SUBJECT: Downtown Reinvestment
City Reimbursement – Pay Request #5

Please find attached Pay Request #5 as prepared, reviewed and recommended for payment to BECO Construction Company, Inc., by JUB Engineers. The City has paid the contractor and seeks reimbursement from PDA in the amount of \$ 67,632.58.

We have prepared and attached a spreadsheet detailing the cost of reimbursement in which the City contributes 20% and PDA the balance. If you need more information concerning this spread sheet please give me or Brenda Neville a call at 234-6189 or 234-6225, respectively.

Of special interest and note for the commissioners on this request is \$451,900 of liquidated damages withheld in addition to a contracted amount of \$127,739.63 retained. The liquidated damages withheld substantially reduced the amount of this month's payment. Preliminary talks have begun with the Engineer (JUB) and Contractor (BECO) to determine the details and plan to negotiate the differences. Representatives from JUB will be at the next PDA meeting to review the project and answer questions.

cc: JUB Engineers
Dean Tranmer ✓
file

**CITY OF POCATELLO
DOWNTOWN REINVESTMENT PROJECT**

PAYMENT REQUEST NO.: 5

For the period ending: 21-Oct-04

	Contract/ Bid Amount	This Invoice	Total Costs To Date	20% City	80% PDA	Previously Billed/Paid By PDA	Amount Due From PDA	
POCATELLO DEVELOPMENT AUTHORITY								
a. Engineering costs								
J-U-B Engineers - Phase I	\$436,490.00	\$0.00	\$421,243.03	\$84,248.61	\$336,994.42	\$421,243.03	-\$84,248.61	
J-U-B Engineers - High School Gym	\$49,703.00	\$0.00	\$29,821.80	\$5,964.36	\$23,857.44	\$29,821.80	-\$5,964.36	
TOTAL PDA EXPENSES		\$0.00	\$451,064.83	\$90,212.97	\$360,851.86	\$451,064.83	-\$90,212.97	-\$90,212.97
CITY OF POCATELLO EXPENSES								
a. Postage		\$0.00	\$182.00	\$36.40	\$145.60	\$145.60	\$0.00	
b. Printing		\$0.00	\$435.10	\$87.02	\$348.08	\$348.08	\$0.00	
c. Travel		\$0.00	\$719.26	\$143.85	\$575.41	\$575.41	\$0.00	
d. Trees		\$0.00	\$12,241.50	\$2,448.30	\$9,793.20	\$9,793.20	\$0.00	
e. Security		\$1,761.75	\$1,761.75	\$352.35	\$1,409.40	\$0.00	\$1,409.40	
f. Misc		\$499.64	\$499.64	\$99.93	\$399.71	\$0.00	\$399.71	
g. Construction Costs								
Beco Construction Co Inc - Phase I	\$2,696,976.10	\$82,279.34	\$1,975,152.87	\$395,030.57	\$1,580,122.30	\$1,424,085.86	\$156,036.44	
Less Change Order	-\$18,159.75							
Current Contract Price	\$2,678,816.35							
TOTAL CITY EXPENSES		\$84,540.73	\$1,990,992.12	\$398,198.42	\$1,592,793.70	\$1,434,948.15	\$157,845.55	\$157,845.55
TOTAL PAYMENTS BY PDA AND CITY			\$2,442,056.95	\$488,411.39	\$1,953,645.56	\$1,886,012.98		

TOTAL AMOUNT DUE FROM PDA (REQUEST #5)	\$67,632.58
---	--------------------

RECOMMENDATION OF PAYMENT

NO.: FIVE (5)

PROJECT: City of Pocatello - Downtown Reinvestment Project - Phase I	
ENGINEER'S PROJ NO.: 58122	
CONTRACTOR: BECO CONSTRUCTION COMPANY, INC.	
ADDRESS: P.O. Box 1768, Idaho Falls, Idaho 83403	
APPLICATION DATE: 21-Oct-04	CONTRACT DATE: 7-Jun-04
FOR PERIOD ENDING: 20-Oct-04	APPLICATION AMOUNT: \$82,279.34

TO: CITY OF POCATELLO
Owner

DATE 10/29/04
ACCT. # 077-6001-500
80-05
PROJ. #/AMT. EGC016
TL INV. AMT. \$ 82,279.34
APP. BY [Signature]
SEQ. NO.

Attached hereto is the CONTRACTOR's Application for Payment for the work accomplished under the Contract through the date indicated above. The Application meets the requirements of the Contract Documents and includes the CONTRACTOR's Certificate stating that all previous payments to him under the Contract have been applied by him to discharge in full all of his obligations in connection with the Work covered by all previous Applications of Payment.

In accordance with the Contract the undersigned recommends payment to the CONTRACTOR of the amount due as shown below.

J-U-B ENGINEERS, Inc.

By: [Signature]
Date: 10-28-04

STATEMENT OF WORK

ORIG. CONTRACT PRICE	<u>\$2,696,976.10</u>	WORK TO DATE	<u>\$2,554,792.48</u>
NET CHANGE ORDERS	<u>(\$18,159.75)</u>	AMOUNT RETAINED	<u>\$127,739.63</u>
CURRENT CONTR. PRICE	<u>\$2,678,816.35</u>	SUBTOTAL	<u>\$2,427,052.85</u>
BALANCE OF CONTRACT	<u>\$124,023.87</u>	PREVIOUS PAYMENTS	<u>\$1,892,873.52</u>
PERCENT COMPLETE	<u>95%</u>	AMOUNT DUE	<u>\$534,179.34</u>
		LIQUIDATED DAMAGES RETAINED	<u>\$451,900.00</u>
		AMOUNT TO BE RELEASED	<u>\$82,279.34</u>

OWNER ACCEPTANCE:

- Accepted
- Denied

BY: [Signature] DATE: 10-29-04

For work though 10/20/04
Original (days) 90 Calendar Days to Substantial Completion

Substantial completion issued on 10/13/04
Substantial completion days remaining -37 days
Final completion date 11/2/04
Final completion days remaining 12

On Schedule NO (See Attached) Starting Date June 9, 2004
Projected Completion September 6, 2004
(Substantial Completion)

Estimated Liquidated Damages, to Date - \$451,900



INVOICE

CLIENT: Hawkins Companies
 ADDRESS: 8645 West Franklin
 CITY, STATE: Boise, ID 83709
 Attn: Brian Huffaker
 PROJECT: Pocatello Urban Renewal
 CONTRACT NO: 04014

OCT 14 2004
 HAWKINS COMPANIES

DATE: 10/11/2004
 INVOICE NO. 2004269

INVOICE PERIOD: September 6 - October 6, 2004

Progress Billing
 Number: 2

WORK ACCOMPLISHED THIS PERIOD:

	FEE	QTY	COST
100% Complete on Mapping	\$16,770.00	0.5	\$8,385.00
20% Complete on Demolition Design	\$10,210.00	0.25	\$2,552.50
20% Complete on Cradling and Drainage Design	\$4,195.00	0.25	\$1,048.75
20% Complete on Roadway Design	\$4,335.00	0.25	\$1,083.75
20% Complete on Signal Design	\$13,630.00	0.25	\$3,407.50
40% Complete on Water, Sewer, Storm Sewer, Utility Design	\$7,130.00	0.5	\$3,565.00
10% Complete on Construction Plans	\$25,825.00	0.1	\$2,582.50
5% Complete on Project Bidding	\$6,135.00	0.05	\$306.75

DIRECT AND REIMBURSABLE COSTS

- Pay to Rocky Mtn
- Deliver check to Hawkins Co
- Request reimbursement from PDA

Total Amount Due This Invoice

\$22,931.75

PROJECT BUDGET SUMMARY

Total Contract Amount	\$158,000.00
Total Contract Changes	\$0.00
Total Invoiced Previously	\$22,180.00
Total Invoiced This Period	\$22,931.75
Total Invoiced To Date	\$45,111.75
Budget Remaining	<u>\$112,888.25</u>

DATE: Nov 17, 2004

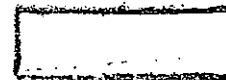
ACCT. NO. 077-6003-451.40-99

COL. #/AMT.

BL INV. AMT. \$22,931.75

[Signature]

REQ. #



North Yellowstone/Hurley Drive
 Engineering part #2

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

NOV 12 2004



HAWKINS COMPANIES

INVOICE

CLIENT: Hawkins Companies
 ADDRESS: 8645 West Franklin
 CITY, STATE: Boise, ID 83709
 Attn: Brian Huffaker
 PROJECT: Pocatello Urban Renewal
 CONTRACT NO: 04014

DATE: 11/8/2004
 INVOICE NO. 2004297

INVOICE PERIOD: October 6, 2004 - November 5, 2004

Progress Billing
 Number: 3

WORK ACCOMPLISHED THIS PERIOD:

	<u>FEE</u>	<u>QTY</u>	<u>COST</u>
100% Complete on Mapping	\$16,770.00	0	\$0.00
100% Complete on Demolition Design	\$10,210.00	0.75	\$7,657.50
100% Complete on Cradling and Drainage Design	\$4,195.00	0.75	\$3,146.25
100% Complete on Roadway Design	\$4,335.00	0.75	\$3,251.25
100% Complete on Signal Design	\$13,630.00	0.75	\$10,222.50
100% Complete on Water, Sewer, Storm Sewer, Utility Design	\$7,130.00	0.5	\$3,565.00
90% Complete on Construction Plans	\$25,825.00	0.8	\$20,660.00
25% Complete on Project Bidding	\$6,135.00	0.2	\$1,227.00

DIRECT AND REIMBURSABLE COSTS

- Pay to Rock, Mountain
- Deliver check to Hawkins Co
- Request Reimbursement from PPA

Total Amount Due This Invoice

\$49,729.50

PROJECT BUDGET SUMMARY

Total Contract Amount	\$158,000.00
Total Contract Changes	\$0.00
Total Invoiced Previously	\$22,180.00
Total Invoiced This Period	\$49,729.50
Total Invoiced To Date	\$71,909.50
Budget Remaining	<u>\$86,090.50</u>

DATE Nov 17, 2004
 ACCT. # 077-6003-451.40-9
 PROJ. #/ALT _____
 T. INV. AMT. \$49,729.50
 APPR. BY [Signature]

North Yellowstone / Hurley Drive
 Engineering pmt #3

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



INVOICE

NOV 15 2004

HAWKINS COMPANIES

CLIENT: Hawkins Companies
 ADDRESS: 8645 West Franklin
 CITY, STATE: Boise, ID 83709
 Attn: Brian Huffaker
 PROJECT: North Yellowstone Pocatello Urban Renewal
 CONTRACT NO: 04014

DATE: 10/11/2004
 INVOICE NO. 2004289

INVOICE PERIOD: October 6- 2004- November 5, 2004

Progress Billing
 Number: 2

WORK ACCOMPLISHED THIS PERIOD:

Platting Services Contract- Work on project to prepare legal descriptions, analyze boundaries
 Coordinate with City surveyor, misc. modifications and boundary adjustments

DATE Nov 17, 2004

ACCT. NO. 077-6003-451.40-99

PPOL / W/ANT

PL. DTL. AMT. \$ 1,468.25

[Signature]

Payable to Rocky Mountain
 Deliver via Hawkins
 Request reimbursement
 from PDA

CONTRACT SERVICE	NO.	FEE	QTY	COST
Preliminary Work		\$2,315.00	0	\$0.00
Mapping		\$3,315.00	0.05	\$165.75
Survey Documentation		\$2,605.00	0.5	\$1,302.50
Final Documents / Work		\$1,415.00	0	\$0.00

DIRECT AND REIMBURSABLE COSTS

North Yellowstone / Hurley Drive
 Engineering direct reimbursable
 expense #2

Total Amount Due This Invoice

\$1,468.25

PROJECT BUDGET SUMMARY

Total Contract Amount	\$9,650.00
Total Contract Changes	\$0.00
Total Invoiced Previously	\$0.00
Total Invoiced This Period	\$1,468.25
Total Invoiced To Date	\$1,468.25
Budget Remaining	\$8,181.75

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

Pocatello Square- RMES Billing Summary

Cost Item	Fee Total				% Complete
	3/24/2004 98641	10/11/2004 2004269	11/8/2004 2004297		
FEES					
1 Preliminary Work	\$ 13,795.00	\$ 13,795.00	\$ -	\$ -	100.0
2 Mapping	\$ 16,770.00	\$ 8,385.00	\$ 8,385.00	\$ -	100.0
3 Demolition Design	\$ 10,210.00	\$ -	\$ 2,662.00	\$ 7,667.50	100.0
4 Grading And Drainage Design	\$ 4,195.00	\$ -	\$ 1,048.75	\$ 3,146.25	100.0
5 Roadway Design	\$ 4,335.00	\$ -	\$ 1,083.75	\$ 3,251.25	100.0
6 Signalization and Yellowston Imp.	\$ 13,630.00	\$ -	\$ 3,407.50	\$ 10,222.50	100.0
7 Utility Design	\$ 7,130.00	\$ -	\$ 3,565.00	\$ 3,565.00	100.0
8 Constuction Plans	\$ 25,825.00	\$ -	\$ 2,582.50	\$ 20,660.00	90.0
9 Meetings and Approvals	\$ 4,730.00	\$ -	\$ -	\$ 1,227.00	25.9
10 Project Bidding	\$ 6,135.00	\$ -	\$ 306.75	\$ -	5.0
11 Construclon Staking	\$ 35,560.00	\$ -	\$ -	\$ -	0.0
12 Construction Inpection and Management	\$ 8,480.00	\$ -	\$ -	\$ -	0.0
13 Project Inspections and As-Builts	\$ 9,035.00	\$ -	\$ -	\$ -	0.0
Project Fee Total	\$ 157,830.00	\$ 22,180.00	\$ 22,931.25	\$ 49,729.50	
Total Fees Billed To Date		\$ 22,180.00	\$ 45,111.25	\$ 94,840.75	\$ 94,840.75
REINBURSIBLE EXPENSES					
City and County Research	\$ -	\$ -	\$ -	\$ -	
Final Plat Reproduction	\$ -	\$ -	\$ -	\$ -	
Health Department	\$ -	\$ -	\$ -	\$ -	
Bannock County Recording	\$ -	\$ -	\$ -	\$ -	
Re-inbursible Expenses	\$ -	\$ -	\$ -	\$ -	
INVOICE TOTAL		\$ 22,180.00	\$ 22,931.25	\$ 49,729.50	

HAWKINS COMPANIES
8645 W. Franklin Rd.
Boise, ID 83709
208-947-4741 phone
208-376-8523 fax
bhuffaker@hawkinscompanies.com

fax-transmittal

To: David Swindell Fax: 208-234-6297

From: Brian D. Huffaker Date: November 17, 2004

Re: Engineering Invoices Pages: 10

CC:

Urgent For Review Please Comment Please Reply Please Recycle

Notes: Attached are engineering invoices #2004269, 2004297, 2004299. They appear to be in good order compared to the progress of their work, and hereby approve the amounts of the invoices. Included with each invoice are detailed breakouts of the activities billing billed. Please forward these invoices for payment. If you have any questions, please feel free to call me. I will be in Pocatello all day Thursday and Friday morning to attend the CC meeting. If the checks would be ready, I would be glad to pick them up from your office to deliver to RMES. If I can lend any further assistance while I am in town, please do not hesitate to call.

Thank you.

Brian Huffaker



MAN DAY ESTIMATE

Task								
NORTH YELLOWSTONE URBAN RENEWAL								
SCOPE OF ENGINEERING SERVICES								
1.0	Preliminary Work							
1.A	Preliminary Utility Investigations	23	2	18	3	2	0	0
1.B	Research and Coordination	44	2	8	8	2	0	24
1.C	Topographic, Site & Design Surveying	113	1	16	0	0	80	16
		13795						
2.0	Mapping							
2.A	Cogo and Reduce Survey Data and Create Mapping	58	0	8	40	0	0	8
2.B	Update Preliminary Conceptual Plans and Layouts	40	4	4	32	0	0	0
2.C	Concept Pre-Development Meeting(s)	6	6	0	0	0	0	0
2.D	Roadway Alignment(s) and Pre-design	36	4	16	16	0	0	0
2.E	Preliminary Utility Concepts	58	8	32	18	0	0	0
2.F	Yellowstone Corridor Improvement Concepts	40	8	24	8	0	0	0
2.G	Boundaries and Misc Legal Wk.	68	4	0	40	0	0	24
		16770						
3.0	Demolition Design							
3.A	Water and Sewer Demolition	14	2	8	4	0	0	0
3.B	Building Demolition and Re-locations	72	20	40	12	0	0	0
3.C	Roadway Demolition	4	0	0	4	0	0	0
3.D	Private Utility Coordination and Demolition	52	10	20	20	2	0	0
3.E	Striping and Pavement Marking Demolition	18	2	8	8	0	0	0
3.F	Health Department and DEQ Coordination	18	8	4	2	4	0	0
		10210						
4.0	Grading and Drainage Design							
4.A	Establish Drainage Basins and Grading Concepts	10	2	8	0	0	0	0
4.B	Calculate Flow Discharges and Detention Req.	10	2	8	2	0	0	0
4.C	Design Storm Drainage System (Inlets and piping)	8	0	6	0	2	0	0
4.D	Design Retention Areas	12	2	8	2	0	0	0
4.E	Establish Finish Grade Contours and Flow Patterns	8	2	0	4	2	0	0
4.F	Intersection and Roundabout details	8	2	0	4	2	0	0

MAN DAY ESTIMATE

Task	Description	Days	Hours	Rate	Cost	Start	End	Notes
4.G	Design Sediment and Erosion Control Designs	7	3	3	0	1	0	0
4.H	Earthwork Quantities and Estimates	5	2	2	0	1	0	0
4.I	NPDES Permits and Coordination	5	2	2	0	1	0	0
					4195			
5.0	Roadway Design							
5.A	Horizontal Alignment and Right-of-Ways	16	0	12	4	0	0	0
5.B	Vertical Alignment	12	0	0	8	0	0	4
5.C	Design Speed Analysis	29	1	4	24	0	0	0
5.D	Pavement Marking Design	12	2	2	8	0	0	0
5.E	Signage Design	8	2	2	0	2	0	0
5.F	Roadway Lighting Design	6	2	2	0	2	0	0
					4335			
6.0	Signalization and Yellowstone Improvement Des.							
6.A	Review traffic studies, establish signal warrants	42	8	8	24	2	0	0
6.B	Design signal operations and Phasing	60	4	40	16	0	0	0
6.C	Signal Equipment, Head, Pole Design	30	2	24	4	0	0	0
6.D	Vehicle Detection Design	20	2	16	2	0	0	0
6.E	Signal Wiring Design	42	2	24	16	0	0	0
6.F	Intersection Geometric Design/ Additional Lanes	26	2	8	16	0	0	0
6.G	Sign and Pavement Marking Design	22	2	4	18	0	0	0
					13830			
7.0	Water, Sewer and Stormsewer Utility Designs							
7.A	Analyze Water Pressure and Flow Requirements	30	4	8	16	2	0	0
7.B	Analyze Sewer Flow Requirements	30	4	8	16	2	0	0
7.C	Force Main Re-location	26	4	16	6	0	0	0
7.D	Appurtenance Design	22	2	4	16	0	0	0
7.E	Analyze Existing Water and Sewer Flow Conditions	22	4	12	4	2	0	0

MAN DAY ESTIMATE

Task								
		7130						
8.0	Construction Plans							
8.A	Demolition Plans	30	2	4	24	0	0	0
8.B	Horizontal Control Plan	28	2	2	16	0	0	8
8.C	Grading, Drainage, Sediment and Erosion Control	62	2	30	30	0	0	0
8.D	Roadway Plans	52	4	8	40	0	0	0
8.E	Water Plans and Profiles	28	1	3	24	0	0	0
8.F	Sewer Plans and Profiles	29	1	4	24	0	0	0
8.G	Storm Sewer Plans and Profiles	27	1	2	24	0	0	0
8.H	Signing and Striping Plans	33	14	0	16	3	0	0
8.I	Lighting Plans	28	2	2	24	0	0	0
8.J	Traffic Control Plans	20	2	2	16	0	0	0
8.K	Site Survey and Record of Survey	59	2	3	30	0	0	24
8.L	Signalization and Yellowstone Improvements	34	2	8	24	0	0	0
8.M	Private Utility Co. Design Coordination and Mtgs....	24	8	16	0	0	0	0
8.N	Construction Details	27	0	3	24	0	0	0
		25825						
9.0	Meetings, Coordination and Approvals							
9.A	City of Pocatello Meetings and Coordination	16	4	8	0	4	0	0
9.B	Pocatello Development Authority Coordination	9	4	4	0	1	0	0
9.C	Agency Submittals, Reviews and Approvals	18	6	6	8	0	0	0
9.D	City of Pocatello Submittals, Reviews (ITD, DEQ, EPA)	16	8	8	0	0	0	0
9.E	Plan Sets and Bidding Documents	36	6	0	0	30	0	0
		4730						

MAN DAY ESTIMATE

Task	Estimate	Actual	Remaining	Forecast	Contract	Other	Total	
10.0 Project Bidding								
10.A Create Bidding Documents and Specifications	64	8	40	0	16	0	0	
10.B Advertisements/ Misc. Coord.	8	3	3	0	2	0	0	
10.C Pre-Bid Meeting, Project Scoping	8	4	4	0	0	0	0	
10.D Bid Addenda and Coordination	13	2	8	0	3	0	0	
10.E Bid Summaries and Contract Award	20	4	12	0	4	0	0	
	6135							
11.0 Construction Staking								
11.A Slope Stakes, Grading, Centerline, Demolition	46	2	4	0	0	40	0	
11.B Sewer Staking	36	2	4	0	0	30	0	
11.C Water Staking	34	2	2	0	0	30	0	
11.D Storm Sewer Staking	28	2	2	0	0	24	0	
11.E Roadway Blue/ Red-Tops	64	2	2	0	0	60	0	
11.F Curb, Gutter and Streets	64	2	2	0	0	60	0	
11.G Private Utility Company Staking	28	2	2	0	0	24	0	
11.H Street Lights and Signage	20	2	2	0	0	16	0	
11.I Coordinate Geometry for Staking	54	4	8	40	2	0	0	
11.J Roadway and Property Monumentation	30	4	0	2	0	8	16	
	35560							
12.0 Construction Inspection and Management								
12.A Contractor Coordination	40	8	16	16	0	0	0	
12.B Administer Contract (pay req., change orders)	24	16	4	4	0	0	0	
12.C Progress meetings and Coordination	24	8	8	0	0	8	0	
12.D Final Inspection, Punch List and Closeout	14	4	6	2	0	2	0	
	6480							
13.0 Project Inspections and As-Builts								
13.A Inspections and Contractor Coordination	113	15	60	30	8	0	0	
13.B As- Built Drawings, DEQ Certifications	56	0	8	40	8	0	0	
	9035							
TOTAL MAN HOURS	157,830.00	2,550	312	745	877	112	382	124

North Yellowstone
Urban Renewal Project
Engineering Services

RMES

MAN DAY ESTIMATE

Task	Manhours	cost/ hr	Unit Cost
PROJECT TOTALS			
Project Manager	312	\$65	20280.00
Design Engineer	745	\$60	44700.00
Production Manager	877	\$50	43850.00
Clerical	112	\$30	3360.00
Survey Crew	382	\$100	38200.00
Land Surveyor	124	\$60	7440.00
Totals	2,552		\$157,830
Fees and Out Of Pocket Expenses (Direct Costs)			
1.0 City and County Research	250.00		
2.0 Recording Fee(s)	50.00		
3.0 Reproduction Fees	500.00		
Estimated Reimbursible Expenses	800.00		

RMES

North Yellowstone
 Urban Renewal Project
 Engineering Services

5/5
 10/11/2004

POCATELLO DEVELOPMENT AUTHORITY
Fred Meyer Reimbursement
Roosevelt District

DATE	ACTION	AMOUNT	TOTAL PAID TO-DATE	BALANCE OWING
12/11/2001	Approved reimbursement			\$474,979.05
12/11/2001	Payment--check #1307	84,200.75	\$84,200.75	\$390,778.30
12/18/2002	Payment--check #1351	187,139.70	\$271,340.45	\$203,638.60
12/17/2003	Payment--check #1410	61,135.36	\$332,475.81	\$142,503.24
12/15/2004	Payment--check #1480	71,251.62	\$403,727.43	\$71,251.62

POCATELLO DEVELOPMENT AUTHORITY
1651 ALVIN RICKEN DRIVE
POCATELLO, ID 83201
(208) 233-3500

FIRST SECURITY BANK, N.A.
1-800-574-4200
92-6/04
1241

1480

12/15/2004

TO THE
FOR Fred Meyer Stores, Inc.

\$ 17,251.62

Seventy-One Thousand Two Hundred Fifty-One and 62/100

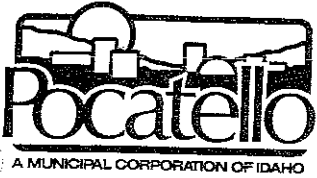
DOLLARS

Ref. #260 Pocatello (Roosevelt District TIF)

MP

⑈001480⑈ ⑆124100064⑆004 00247 39⑈

THIS DOCUMENT CONTAINS A COLORED BACKGROUND ON WHITE PAPER. MICROPRINT IS LOCATED BELOW THIS WARNING BAND.



OFFICE OF THE MAYOR
911 North 7th Avenue
P.O. Box 4169
Pocatello, Idaho 83205
(208) 234-6163
Fax: (208) 234-6297
www.pocatello.us

ROGER W. CHASE
Mayor

Pocatello City Council:
RON FRASURE
GARY MOORE
HARRY NEUHARDT
EVA JOHNSON NYE
RICHARD STALLINGS
BRIAN T. UNDERWOOD

November 15, 2004

Ray Burstadt
Pocatello Development Authority
1651 Alvin Ricken Drive
Pocatello, ID 83201

Dear Ray:

Attached is an invoice from Kelly Real Estate Appraisers in the amount of \$9,000.00 for services rendered in conjunction with property acquisition on Lou Avenue (North Yellowstone / Hurley Drive urban renewal project). Request that it be entered for payment directly by PDA.

The city has not paid this invoice; instead it was forwarded by Planning and Development for PDA to pay directly. Request that PDA do so. Going forward, I will ask all the city departments to run their PDA reimbursement issues through the city Finance Department so that there is no confusion.

Sincerely,

David K. Swindell
Chief Financial Officer
(208) 234-6166
dswindell@pocatello.us

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-65
2. Payment is due to: City of Pocatello
3. The amount to be disbursed is: \$67,632.58
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: November 17, 2004

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-65**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Downtown Reinvestment Project—Pay request #5	City of Pocatello P. O. Box 4169 Pocatello, ID 83205-4169	67,632.58

Attn: Finance Dept.

INVOICE TOTAL \$67,632.58 *clb*

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



PUBLIC WORKS DEPARTMENT
911 North 7th Avenue
P.O. Box 4169
Pocatello, ID 83205-4169

GREG LANNING, DIRECTOR
(208) 234-6189
FAX (208) 234-6151

MEMORANDUM

TO: Chairman Harry Neuhardt and Members of the PDA

FROM: Greg Lanning, Director of Public Works

DATE: November 3, 2004

SUBJECT: Downtown Reinvestment
City Reimbursement – Pay Request #5

Please find attached Pay Request #5 as prepared, reviewed and recommended for payment to BECO Construction Company, Inc., by JUB Engineers. The City has paid the contractor and seeks reimbursement from PDA in the amount of \$ 67,632.58.

We have prepared and attached a spreadsheet detailing the cost of reimbursement in which the City contributes 20% and PDA the balance. If you need more information concerning this spread sheet please give me or Brenda Neville a call at 234-6189 or 234-6225, respectively.

Of special interest and note for the commissioners on this request is \$451,900 of liquidated damages withheld in addition to a contracted amount of \$127,739.63 retained. The liquidated damages withheld substantially reduced the amount of this month's payment. Preliminary talks have begun with the Engineer (JUB) and Contractor (BECO) to determine the details and plan to negotiate the differences. Representatives from JUB will be at the next PDA meeting to review the project and answer questions.

cc: JUB Engineers
Dean Tranmer
file

**CITY OF POCATELLO
DOWNTOWN REINVESTMENT PROJECT**

PAYMENT REQUEST NO.: 5

For the period ending: 21-Oct-04

	Contract/ Bid Amount	This Invoice	Total Costs To Date	20% City	80% PDA	Previously Billed/Paid By PDA	Amount Due From PDA	
POCATELLO DEVELOPMENT AUTHORITY								
a. Engineering costs								
J-U-B Engineers - Phase I	\$436,490.00	\$0.00	\$421,243.03	\$84,248.61	\$336,994.42	\$421,243.03	-\$84,248.61	
J-U-B Engineers - High School Gym	\$49,703.00	\$0.00	\$29,821.80	\$5,964.36	\$23,857.44	\$29,821.80	-\$5,964.36	
TOTAL PDA EXPENSES		\$0.00	\$451,064.83	\$90,212.97	\$360,851.86	\$451,064.83	-\$90,212.97	-\$90,212.97
CITY OF POCATELLO EXPENSES								
a. Postage		\$0.00	\$182.00	\$36.40	\$145.60	\$145.60	\$0.00	
b. Printing		\$0.00	\$435.10	\$87.02	\$348.08	\$348.08	\$0.00	
c. Travel		\$0.00	\$719.26	\$143.85	\$575.41	\$575.41	\$0.00	
d. Trees		\$0.00	\$12,241.50	\$2,448.30	\$9,793.20	\$9,793.20	\$0.00	
e. Security		\$1,761.75	\$1,761.75	\$352.35	\$1,409.40	\$0.00	\$1,409.40	
f. Misc		\$499.64	\$499.64	\$99.93	\$399.71	\$0.00	\$399.71	
g. Construction Costs								
Beco Construction Co Inc - Phase I	\$2,696,976.10	\$82,279.34	\$1,975,152.87	\$395,030.57	\$1,580,122.30	\$1,424,085.86	\$156,036.44	
Less Change Order	-\$18,159.75							
Current Contract Price	\$2,678,816.35							
TOTAL CITY EXPENSES		\$84,540.73	\$1,990,992.12	\$398,198.42	\$1,592,793.70	\$1,434,948.15	\$157,845.55	\$157,845.55
TOTAL PAYMENTS BY PDA AND CITY			\$2,442,056.95	\$488,411.39	\$1,953,645.56	\$1,886,012.98		

TOTAL AMOUNT DUE FROM PDA (REQUEST #5)	\$67,632.58
---	--------------------

RECOMMENDATION OF PAYMENT

NO.: FIVE (5)

PROJECT: City of Pocatello - Downtown Reinvestment Project - Phase I	
ENGINEER'S PROJ NO.: 58122	
CONTRACTOR: BECO CONSTRUCTION COMPANY, INC.	
ADDRESS: P.O. Box 1768, Idaho Falls, Idaho 83403	
APPLICATION DATE: 21-Oct-04	CONTRACT DATE: 7-Jun-04
FOR PERIOD ENDING: 20-Oct-04	APPLICATION AMOUNT: \$82,279.34

TO: CITY OF POCA TELLO
Owner

Attached hereto is the CONTRACTOR's Application for Payment for the work accomplished under the Contract through the date indicated above. The Application meets the requirements of the Contract Documents and includes the CONTRACTOR's Certificate stating that all previous payments to him under the Contract have been applied by him to discharge in full all of his obligations in connection with the Work covered by all previous Applications of Payment.

In accordance with the Contract the undersigned recommends payment to the CONTRACTOR of the amount due as shown below.

DATE 10/29/04
 ACC. # 077-0001-500
80-05
 PROJ. #/AMT. EGC016
 TL INV. AMT. \$ 82,279.34
 APPR. BY Bn
 SEQ. NO.

J-U-B ENGINEERS, Inc.

By: [Signature]

Date: 10-28-04

STATEMENT OF WORK

ORIG. CONTRACT PRICE	<u>\$2,696,976.10</u>	WORK TO DATE	<u>\$2,554,792.48</u>
NET CHANGE ORDERS	<u>(\$18,159.75)</u>	AMOUNT RETAINED	<u>\$127,739.63</u>
CURRENT CONTR. PRICE	<u>\$2,678,816.35</u>	SUBTOTAL	<u>\$2,427,052.85</u>
BALANCE OF CONTRACT	<u>\$124,023.87</u>	PREVIOUS PAYMENTS	<u>\$1,892,873.52</u>
PERCENT COMPLETE	<u>95%</u>	AMOUNT DUE	<u>\$534,179.34</u>
		LIQUIDATED DAMAGES RETAINED	<u>\$451,900.00</u>
		AMOUNT TO BE RELEASED	<u>\$82,279.34</u>

OWNER ACCEPTANCE:

- Accepted
- Denied

BY: [Signature] DATE: 10-29-04

For work through 10/20/04

Original (days) 90 Calendar Days to Substantial Completion

Substantial completion issued on 10/13/04

Substantial completion days remaining -37 days

Final completion date 11/2/04

Final completion days remaining 12

Estimated Liquidated Damages, to Date - \$451,900

On Schedule NO (See Attached)

Starting Date June 9, 2004

Projected Completion September 6, 2004

(Substantial Completion)

CHANGE ORDER

TWO (2)

PROJECT: City of Pocatello
Downtown Reinvestment Project

DATE OF ISSUANCE: AUGUST 26, 2004 EFFECTIVE DATE: AUGUST 26, 2004

OWNER: CITY OF POCATELLO

OWNER's Contract No.

CONTRACTOR: BECO CONSTRUCTION, INC.

ENGINEER: J-U-B ENGINEERS, Inc.

You are directed to make the following changes to the Contract Documents

<i>Description:</i> Additional Manhole Work	
Extra WO # 1895 - Exploratory Excavation @ Clark & Main	\$185.00
Extra WO #1896 - Remove Existing Manhole Poured over existing waterline	\$730.00
Extra WO #1897 - Repair Damaged from Unmarked Waterline	\$1,040.00
Extra WO #1898 - Remove Portion of Wall for Water service @Sta 15+63	\$485.00
Extra WO #1899 - Remove Portion of Wall for Roof Drain @ Sta 15+47	\$415.00
	SUBTOTAL:
	\$2,855.00
General Contractor Fee (+5%)	\$142.75
	CHANGE ORDER NO. 2 TOTAL:
	\$2,997.75

This Change Order acknowledges and does not limit the Contractors right for extra days associated with this work.

Attachments: (List documents supporting change):
Letter summary on extra days

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price \$2,696,976.10	Original Contract Times Ready for Substantial Completion: 90 Calendar Days
Net changes from previous Change Orders No. -0- to No. 1 \$2,300.00	Net changes from previous Change Orders No. -0- to No. 1 0
Contract Price prior to this Change Order \$2,699,776.10	Contract Times prior to this Change Order Ready for Substantial Completion: 90 Calendar Days
Net Increase/Decrease of this Change Order \$2,997.75	Net Increase (decrease) of this Change Order
Contract Price with all approved Change Orders \$2,702,773.85	Contract Times with all approved Change Orders Ready for Substantial Completion: 90 Calendar Days

RECOMMENDED:

APPROVED:

ACCEPTED:

BY: [Signature]
Engineer (Authorized Signature)
DATE: 9-24-09

BY: [Signature]
Owner (Authorized Signature)
DATE: 10-29-04

BY: [Signature]
Contractor (Authorized Signature)
DATE:

CONTRACTOR: BECO CONSTRUCTION COMPANY, INC.
 TO: CITY OF POCATELLO

CONTRACT FOR: DOWNTOWN REINVESTMENT PROJECT, PHASE I
 FOR WORK ACCOMPLISHED COVERING PERIOD THROUGH 10/20/04

ITEM NO.	DESCRIPTION				PAY REQUEST #5		PREV. COMPLETED		TOTAL WORK	
		QUAN.	UNIT	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE
202.4.1.A.1	Excavation	10,250	CY	\$ 14.75						
202.4.1.A.1	Unsuitable Material Excavation	1,230	CY	\$ 40.00			10250.00	\$151,187.50	10250.00	\$151,187.50
207.4.1.A.1	Removal of Obstructions	1	LS	\$ 58,000.00			130.00	\$5,200.00	130.00	\$5,200.00
207.4.1.B.1	Rem of Concrete Sidewalks and Driveways	5,490	SY	\$ 9.50	110.00	\$1,045.00	1.00	\$58,000.00	1.00	\$58,000.00
207.4.1.C.1	Rem of Aband Storm, Sanitary, &Waterlines	1,000	LF	\$ 2.60			5594.00	\$53,143.00	5704.00	\$54,188.00
207.4.1.D.1	Rem of Asphalt Pavement	13,420	SY	\$ 4.20	295.00	\$1,239.00	2032.00	\$5,283.20	2032.00	\$5,283.20
207.4.1.E.3	Rem of Street Lights and Poles	77	EA	\$ 137.00	15.00	\$2,055.00	12964.00	\$54,448.80	13259.00	\$55,687.80
302.4.1.A.1	Rock Excavation	600	CY	\$ 126.00			62.00	\$8,494.00	77.00	\$10,549.00
305.4.1.A.1	Pipe Bedding for 6" thru 12" Diam Pipe	2,352	LF	\$ 3.00			608.00	\$76,608.00	608.00	\$76,608.00
305.4.1.A.1	Pipe Bedding for 18" Diameter Pipe	2,098	LF	\$ 3.00			2328.00	\$6,984.00	2328.00	\$6,984.00
305.4.1.A.1	Pipe Bedding for 24" Diameter Pipe	1,890	LF	\$ 4.00			2105.00	\$6,315.00	2105.00	\$6,315.00
401.4.1.A.1	Water Main Pipe-6" DI Thick. CI 350 Pipe	20	LF	\$ 38.00	13.00	\$494.00	1805.00	\$7,220.00	1805.00	\$7,220.00
401.4.1.A.1	Water Main Pipe - 8" DI Thick. CI 350 Pipe	208	LF	\$ 63.00			9.00	\$342.00	22.00	\$836.00
401.4.1.A.1	Water Main Pipe - 12" DI Thick CI 350 Pipe	750	LF	\$ 53.00	20.00	\$1,060.00	210.00	\$13,230.00	210.00	\$13,230.00
401.4.1.A.1	Water Main Pipe - 14" DI Thick CI 350 Pipe	58	LF	\$ 126.00			758.00	\$40,174.00	778.00	\$41,234.00
401.4.1.A.1	Water Main Pipe - 18" DI Thick CI 350 Pipe	2,052	LF	\$ 70.00			52.00	\$6,552.00	52.00	\$6,552.00
401.4.1.B.1	Wtr Main Fitting-Sz 6" Blind Flange DI AWWA C110	2	EA	\$ 63.00			2058.00	\$144,060.00	2058.00	\$144,060.00
401.4.1.B.1	Water Main Fitting - Size 6" Coupler, DI AWWA C110	2	EA	\$ 105.00	1.00	\$63.00	2.00	\$126.00	3.00	\$189.00
401.4.1.B.1	Water Main Fitting - Size 6"x6" Tee, DI AWWA C110	2	EA	\$ 210.00			2.00	\$210.00	2.00	\$210.00
401.4.1.B.1	Wtr Main Fitting-Size 8" Blind Flange DI AWWA C110	4	EA	\$ 79.00			1.00	\$210.00	1.00	\$210.00
401.4.1.B.1	Water Main Fitting - Size 8" Coupler, DI AWWA C110	1	EA	\$ 136.00			3.00	\$237.00	3.00	\$237.00
401.4.1.B.1	Water Main Fitting - Size 8"x6" Tee, DI AWWA C110	1	EA	\$ 210.00	1.00	\$136.00	1.00	\$136.00	2.00	\$272.00
401.4.1.B.1	Water Main Fitting - Size 8"x8" Tee, DI AWWA C110	3	EA	\$ 273.00			1.00	\$210.00	1.00	\$210.00
401.4.1.B.1	Wtr Main FittingSize12"90degr ElbowDI AWWA C110	1	EA	\$ 400.00			3.00	\$819.00	3.00	\$819.00
401.4.1.B.1	Wtr Main FittingSize 12" Blind Flange DI AWWA C110	5	EA	\$ 137.00	1.00	\$137.00	1.00	\$400.00	1.00	\$400.00
401.4.1.B.1	Wtr Main Fitting - Size 12" Coupler, DI AWWA C110	2	EA	\$ 190.00	2.00	\$380.00	5.00	\$685.00	6.00	\$822.00
401.4.1.B.1	Wtr Main Fitting-Size 12"x12" Tee, DI AWWA C110	4	EA	\$ 504.00			2.00	\$380.00	4.00	\$760.00
401.4.1.B.1	Wtr Main Fitting-Size 12"x16" Tee, DI AWWA C110	1	EA	\$ 1,470.00			4.00	\$2,016.00	4.00	\$2,016.00
401.4.1.B.1	Wtr Main Fitting-Size12"x4"Reducer DI AWWA C110	1	EA	\$ 190.00						
401.4.1.B.1	Wtr Main Fitting-Size 12"x8" Tee, DI AWWA C110	1	EA	\$ 346.00			1.00	\$190.00	1.00	\$190.00
401.4.1.B.1	Wtr Main Fitting-Size14" Blind Flange DI AWWAC110	2	EA	\$ 242.00	1.00	\$242.00	1.00	\$346.00	1.00	\$346.00
							2.00	\$484.00	3.00	\$726.00

ITEM NO.	DESCRIPTION				PAY REQUEST #5		PREV. COMPLETED		TOTAL WORK	
		QUAN.	UNIT	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE
401.4.1.B.1	Wtr Main Fitting-Size 14" Romac Coupler DI AWWAC110	3	EA	\$ 368.00						
401.4.1.B.1	Water Main Fitting-Size 14"x14" Tee DI AWWA C110	3	EA	\$ 1,050.00			3.00	\$1,104.00	3.00	\$1,104.00
401.4.1.B.1	Wtr Main Fitting-Size 18" Blind Flange DI AWWAC110	2	EA	\$ 410.00			2.00	\$2,100.00	2.00	\$2,100.00
401.4.1.B.1	Wtr Main Fitting-Size 18" to 12" Reducer DI AWWAC110	1	EA	\$ 1,785.00			2.00	\$820.00	2.00	\$820.00
401.4.1.B.1	Wtr Main Fitting-Size 18"x12" Cross DI AWWA C110	2	EA	\$ 2,205.00			1.00	\$1,785.00	1.00	\$1,785.00
401.4.1.B.1	Water Main Fitting-Size 18"x14" Tee DI AWWA C110	2	EA	\$ 1,155.00			2.00	\$4,410.00	2.00	\$4,410.00
401.4.1.B.1	Water Main Fitting - Size 18"x8" Tee DI AWWA C110	3	EA	\$ 1,500.00			1.00	\$1,155.00	1.00	\$1,155.00
401.4.1.B.1	Wtr Main Fitting-Size 14" 90 Deg Elbow DI AWWAC110	1	EA	\$ 675.00			3.00	\$4,500.00	3.00	\$4,500.00
401.4.1.B.1	Wtr Main Fitting-Size 18"x14" Reducer DI AWWAC110	1	EA	\$ 1,000.00						
402.4.1.A.1	Valve - Size 6" - Type Resilient Seated Gate Valves	4	EA	\$ 220.00			1.00	\$1,000.00	1.00	\$1,000.00
402.4.1.A.1	Valve - Size 8" - Type Resilient Seated Gate Valves	5	EA	\$ 1,050.00			2.00	\$440.00	2.00	\$440.00
402.4.1.A.1	Valve - Size 12" - Type Resilient Seated Gate Valves	10	EA	\$ 1,680.00			7.00	\$7,350.00	7.00	\$7,350.00
402.4.1.A.1	Valve - Size 14" Valves (City Furnished)	6	EA	\$ 1,470.00			9.00	\$15,120.00	9.00	\$15,120.00
402.4.1.A.1	Valve - Size 18" Butterfly Valves	10	EA	\$ 4,650.00			4.00	\$5,880.00	4.00	\$5,880.00
403.4.1.A.1	Hydrant	6	EA	\$ 4,850.00			10.00	\$46,500.00	10.00	\$46,500.00
403.4.1.B.2	Fire Service Line - Size 4" Long	2	EA	\$ 2,850.00			6.00	\$29,100.00	6.00	\$29,100.00
403.4.1.B.2	Fire Service Line - Size 4" Short	3	EA	\$ 1,375.00			3.00	\$8,550.00	3.00	\$8,550.00
403.4.1.B.2	Fire Service Line - Size 6" Long	3	EA	\$ 3,000.00			1.00	\$1,375.00	1.00	\$1,375.00
403.4.1.B.2	Fire Service Line - Size 6" Short	2	EA	\$ 1,500.00			1.00	\$3,000.00	1.00	\$3,000.00
403.4.1.B.2	Fire Service Line - Size 8" Long	4	EA	\$ 3,700.00			1.00	\$1,500.00	1.00	\$1,500.00
403.4.1.B.2	Fire Service Line - Size 8" Short	2	EA	\$ 3,800.00			4.00	\$14,800.00	4.00	\$14,800.00
404.4.1.A.1	Interior Water Service	17	EA	\$ 1,700.00			1.00	\$3,800.00	1.00	\$3,800.00
404.4.1.A.1	Wtr Serv Conn, Size 1.5" Long Side Inter Wtr Serv	1	EA	\$ 2,000.00			12.00	\$20,400.00	12.00	\$20,400.00
404.4.1.A.1	Wtr Serv Conn Size 2" Long Side Inter Wtr Serv	3	EA	\$ 2,200.00			1.00	\$2,000.00	1.00	\$2,000.00
404.4.1.A.1	Wtr Serv Conn Size 1" Long Side Ext Wtr Serv & Box	9	EA	\$ 1,400.00			5.00	\$11,000.00	5.00	\$11,000.00
404.4.1.A.1	Wtr Serv Conn Size 1.5" Long Side Ext Wtr Serv & Box	2	EA	\$ 2,300.00			15.00	\$21,000.00	15.00	\$21,000.00
404.4.1.A.1	Wtr Serv Conn Size 1" Short Side Inter Wtr Serv	17	EA	\$ 1,400.00						
404.4.1.A.1	Wtr Serv Conn Size 1.5" Short Side Inter Wtr Serv	2	EA	\$ 1,600.00			10.00	\$14,000.00	10.00	\$14,000.00
404.4.1.A.1	Wtr Serv Conn Size 1" Short Side Ext Wtr Serv & Box	6	EA	\$ 1,000.00			2.00	\$3,200.00	2.00	\$3,200.00
404.4.1.A.1	Wtr Serv Conn Size 1.5" Short Side Ext Wtr Serv & Box	1	EA	\$ 3,000.00			8.00	\$8,000.00	8.00	\$8,000.00
404.4.1.A.1	Wtr Serv Conn Size 2" Short Side Ext Wtr Serv & Box	1	EA	\$ 3,500.00	1.00	\$3,000.00			1.00	\$3,000.00
404.4.1.A.1	Wtr Serv Conn Size 3", Long Side, Interior	1	EA	\$ 6,000.00			2.00	\$7,000.00	2.00	\$7,000.00
404.4.1.A.2	City and or State Plumbing Fee	60	EA	\$ 21.00						
601.4.1.A.3	12" Storm Drain Pipe, Class ASTM D3034 SDR 35	1,134	LF	\$ 31.00			6.00	\$126.00	6.00	\$126.00
601.4.1.A.3	12" Storm Drain Pipe CI ASTM D2241 Water Class Pipe	117	LF	\$ 39.00			1122.00	\$34,782.00	1122.00	\$34,782.00
							158.00	\$6,162.00	158.00	\$6,162.00

ITEM NO.	DESCRIPTION	PAY REQUEST #5										
		QUAN.			UNIT PRICE		PREV. COMPLETED		TOTAL WORK			
		QUAN.	UNIT	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE	QUAN.	UNIT PRICE		
SP-6A	Business Access Sign and Post	8	EA	\$ 400.00								
SP-7	Irrigation System	1	LS	\$ 23,000.00	0.25	\$5,750.00	8.00	\$3,200.00	8.00	\$3,200.00		
SP-8A	Place Structural Planting Material	1,668	CY	\$ 32.00	40.00	\$1,280.00	0.75	\$17,250.00	1.00	\$23,000.00		
SP-8B	Transplant Tree	3	EA	\$ 820.00	3.00	\$2,460.00	1573.00	\$50,336.00	1613.00	\$51,616.00		
SP-8C	Plant Tree	24	EA	\$ 355.00	12.00	\$4,260.00	-3.00	(\$2,460.00)				
SP-8D-1	48" x 48"+/- Tree Grate Frame	27	EA	\$ 315.00	16.00	\$5,040.00	12.00	\$4,260.00	24.00	\$8,520.00		
SP-8D-2	36" x 36"+/- Tree Grate Frame	10	EA	\$ 315.00			11.00	\$3,465.00	27.00	\$8,505.00		
SP-8E	48" x 48" Tree Grate and Frame	17	EA	\$ 1,200.00	11.00	\$13,200.00	10.00	\$3,150.00	10.00	\$3,150.00		
SP-8F	Tree Guard	44	EA	\$ 600.00	42.00	\$25,200.00	1.00	\$1,200.00	12.00	\$14,400.00		
SP-8G	Tree Warranty (24 each)	1	LS	\$ 5,000.00	0.85	\$4,250.00	2.00	\$1,200.00	44.00	\$26,400.00		
SP-9	Remove and Reset Street Clock	1	LS	\$ 483.00	1.00	\$483.00	0.15	\$750.00	1.00	\$5,000.00		
SP-10A	Vault Surface Repair 312 W. Center	1	LS	\$ 3,000.00					1.00	\$483.00		
SP-10B	Vault Surface Repair 101 N. Main	1	LS	\$ 3,000.00	1.00	\$3,000.00						
SP-10C	Vault Surface Repair 102 S. Main	1	LS	\$ 3,000.00	0.20	\$600.00	0.80	\$2,400.00	1.00	\$3,000.00		
SP-10D	Vault Surface Repair 240 W. Center	1	LS	\$ 3,000.00	1.00	\$3,000.00			1.00	\$3,000.00		
SP-10E	Vault Surface Repair 224 N. Main	1	LS	\$ 3,000.00	0.57	\$1,701.00			0.57	\$1,701.00		
SP-10F	Vault Surface Repair 230 W. Bonneville	1	LS	\$ 3,000.00	0.50	\$1,500.00	0.50	\$1,500.00	1.00	\$3,000.00		
SP-11	Irrigation Drain	2	EA	\$ 500.00	2.00	\$1,000.00	0.97	\$29,100.00	0.97	\$29,100.00		
SP-13	Remove and Reset Banner Poles	30	EA	\$ 250.00			24.00	\$6,000.00	24.00	\$6,000.00		
SP-14A	2 Gallon Expansion Tank	30	EA	\$ 265.00			24.00	\$6,360.00	24.00	\$6,360.00		
SP-14B	5 Gallon Expansion Tank	1	LS	\$ 5,500.00								
SP-15	Use Tax	5	EA	\$ 850.00			5.00	\$4,250.00	5.00	\$4,250.00		
SP-16	Non-Potable Main Line Separation Encasement											
ADDITIVE ALTERNATE ITEMS												
SP-8C	Plant Tree	54	EA	\$ 315.00	52.00	\$16,380.00			52.00	\$16,380.00		
SP-8E	36" x 36" Tree Grate and Frame	54	EA	\$ 315.00	24.00	\$7,560.00	34.00	\$10,710.00	58.00	\$18,270.00		
SP-8F	Tree Guards	54	EA	\$ 610.00	54.00	\$32,940.00			54.00	\$32,940.00		
SP-8G	Tree Warranty (54 each)	1	LS	\$ 2,625.00	0.85	\$2,231.25	0.15	\$393.75	1.00	\$2,625.00		
SP-17	Additional year of warranty and bonding	1	LS	\$ 3,200.00	1.00	\$3,200.00			1.00	\$3,200.00		

CHANGE ORDERS							
CO-1	A J 45 Deg. Bend for Fire Service	8	EA	\$ 350.00			
CO-2	Additional Manhole Work	1	LS	\$ 2,997.75	1.00	\$2,997.75	
CO-3	Payment to City for asphalt placement	1410.5	Tons	\$ (15.00)	1410.50	(\$21,157.50)	1.00 \$2,997.75
CO-4	WCD-3 Scotts vault lid construction	1	LS	\$ 6,775.00			1410.50 (\$21,157.50)
CO-5	WCD-5 signal wiring on Aurthur	1	LS	\$ 3,150.00			
CO-6	WCD-9 Traffic signal pole foundations	9	EACH	\$ 352.50			
CO-7	WCD-10 Scotts colored concrete strip	1	LS	\$ 3,157.00			
CO-8	Five 48" grates and frames	1	LS	\$ 3,833.30			
Total					\$562,294.04	\$1,992,498.45	\$2,554,792.48
Less Retainage - 5%					\$28,114.70	\$99,624.93	\$127,739.63
Less Previous Payments						\$1,892,873.52	\$1,892,873.52
Total Due					\$534,179.34		\$534,179.34
						Liquidated Damages Retained	\$451,900.00
						Amount to be Released	\$82,279.34

- WCD -1 All items of work under this WCD for the changes to water service and fire service are included in pay request units above.
- WCD-2 All items of work under this WCD for the changes to water service and fire service and storm drains are included in pay request units above.
- WCD-6 All items of work under this WCD for the changes to the water system, and fitting changes are included in the pay request units above.
- WCD-7 All items of work under this WCD for the changes to the pavers, trees, grates, frames and sidewalk changes are included in the pay request units above.
- WCD-8 All items of work under this WCD for the changes at Le Jardein are included in the pay request units above.
- WCD-11 All items of work under this WCD for the changes at Main and Whitman for the concrete path changes are include in the pay request units above.

CONTRACTOR'S Certification:

The undersigned CONTRACTOR certifies that (1) all previous payments received from the OWNER on account of Work done under the Contract referred to above have been applied to discharge in full, all obligations of the CONTRACTOR incurred in connection with Work covered by prior Applications for Payment numbered 1 through 4 inclusive; and (2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application of Payment will pass to OWNER at time of payment, free and clear of all liens, claims, security interests and encumbrances (except such as covered by bond acceptable to the OWNER).

DATED: 10-28-04

BECO CONSTRUCTION COMPANY, INC.

Contractor

BY: Mark Porter

I OBJECT TO THE AMOUNT OF LIQUIDATED DAMAGES RETAINED, Mark Porter 10/28/04

For work though 10/20/04
Original (days) 90 Calendar Days to Substantial Completion

Substantial completion issued on 10/13/04

Substantial completion days remaining -37 days

Final completion date 11/2/04

Final completion days remaining 12

Estimated Liquidated Damages, to Date - \$451,900

On Schedule NO - SEE SCHEDULE COMMENTS

Starting Date June 9, 2004

Projected Completion September 6, 2004 (Substantial)

**** INVOICE ****

ELECTRICAL WHOLESALE SUPPLY CO., INC
 220 WEST MAPLE - P O BOX U
 POCATELLO ID 83206
 208-233-1362 Fax 208-233-0240

INVOICE DATE	INVOICE NUMBER
10/18/04	S1845194.001
REMIT TO:	PAGE NO.
Electrical Wholesale Supply P.O. BOX 5190C IDAHO FALLS, ID 83405-1900 208-523-1901	1

BILL TO:
 POCATELLO CITY OF
 911 N 17TH
 P O BOX 4169
 POCATELLO, ID 83205-4169

SHIP TO:
 POCATELLO CITY OF
 911 N 17TH
 P O BOX 4169
 POCATELLO, ID 83205-4169

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	REFERENCE NUMBER	SALESPERSON				
1738	TRAFFIC/LU70	LYNN					
WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE			
JOSHRI	CUSTOMER F/U	PASS THRU	10/18/04	10/04/04			
DESCRIPTION	ORDER QTY	SHIP QTY	UM	DISC	NET UNIT PRICE	NET AMOUNT	
SYL LU70/ECO ED23-1/2 MOG HFS LAMP	25	25	E	2.0	19.986E	499.64	
<p>DATE <u>10/27/04</u></p> <p>ACCT.# <u>077-6001-451</u></p> <p>PROJ.# <u>33-0a</u></p> <p>TL.INV.AMT.S <u>499.64</u></p> <p>APPR.BY <u>Bn</u></p> <p>GROUP# <input type="text"/></p> <p>TRANS.# <input type="text"/></p> <p>Light Bulbs for PDA project. Downtown Revitalization</p>							

If paid by 11/10/04 you may deduct \$9.99

Subtotal	499.64
S&H CHGS	0.00
Sales Tax	0.00
Amount Due	499.64

By 15th of month following purchase. FINANCE CHARGE OF 1.75%/MO WHICH IS 21%/YR.
 A 1.75% (min \$1.00) will be assessed on all past due accounts. Purchaser agrees
 to pay all reasonable attorney's fees and / or all court and collection costs incurred
 to reach settlement.

Security Services of Idaho, Inc.

PO Box 1304
Pocatello, ID 83204
1-208-232-8800

Invoice


Date	Invoice #
8/31/2004	2331

Bill To
City of Pocatello PO Box 4169 Pocatello, ID 832001 <i>Deborah</i>

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
130.5	Security for August	13.50	1,761.75
<p><i>Engineering -</i> <i>pls pay out of</i> <i>Fund 77 - include</i> <i>for PDA reimbursement.</i> <i>- Dave S.</i></p> <p>DATE <u>10/26/04</u> ACCT. # <u>077-6001-451</u> <u>40-99</u> PROJ. #/AMT. <u>EGC016</u> TL INV. AMT. \$ <u>1761.75</u> APPR. BY <u>Dr</u> SEQ. NO. </p>			
Total			\$1,761.75

MEMORANDUM FOR: Mayor Chase

FROM: David Swindell, Chief Financial Officer 

SUBJECT: PDA Cash Flow Estimate

DATE: November 16, 2004

1. **FOR INFORMATION.**

2. **Purpose.** To explain the latest version of the PDA cash flow estimate.

3. **Discussion.**

a. **Initial Tasking.** The first step was to incorporate new requirements into the draft (**TAB A**). These included the following 2005 requirements:

- 1,910,000 for Phase II of Old Town Reinvestment
- 100,000 for Phase II engineering
- 256,500 for Whitman and Yellowstone Hotel project (year one of a two year commitment)
- 200,000 for Federal Express relocation / expansion
- 101,203 for Clark Street overpass project (year one of a two year commitment)

The existing debt service flows as well as continuing 288,208.96 on Cheyenne Crossing were to be continued.

b. **Initial Problems.** As **TAB A** illustrates, the flows caused a -\$290,549.81 shortfall in 2005. 2006 also looked cash-poor, although by 2007 the district has \$714,048.92 in positive balance. The challenge was to modify the flows to get out of cash flow problems in 2005 and still get all the work done that the board wanted to get done.

c. **The fix.** The chart at **TAB B** illustrates the modified flows and is the chart to be presented at the next board meeting. 2005 now balances with some shifts in the Cheyenne project. We first recognized that \$288,208.96 in 2004 Cheyenne Crossing expenses was overstating the issue. Actual bills to date this year are \$4,385.00 and we don't know of any more in the next 6 weeks. So we made the adjustment to reduce actual expenses for Cheyenne in 2004. That meant more money flowed into 2005 and solved all but \$6,725.85 of 2005's problem. Then we decided that we could safely flow that expense into 2006 (making 2006's Cheyenne costs \$294,934.80. With that, 2005 balanced out at \$0.00.

d. **2006 Challenge.** The estimate still shows a -\$531,941.21 in 2006. This means we've solved 2005 but still have a potential problem in 2006 (2007 and beyond all look positive, ultimately with \$5,097,340.15 in uncommitted funds in the final year of 2010). There are a number of ways for the board to consider the 2006 issue, most likely would be to delay the Phase III of Old Town Reinvestment until 2007. Some would argue that this makes sense anyway, simply for the sake of traffic and business access, giving the area a "rest" after two consecutive construction seasons.

POCATELLO DEVELOPMENT AUTHORITY
CENTRAL CORRIDOR CASH FLOW PROJECTIONS
2004 THROUGH 2010

YEARS ENDED	2004	2005	2006	2007	2008	2009	2010
Previous Year Balance*:	\$3,542,409.35	\$1,071,686.81	-\$290,549.81	-\$815,765.17	\$714,048.92	\$2,324,000.51	\$1,871,929.60
INCOME:							
Estimated Tax Revenues:	2,341,586.59	2,341,586.59	2,341,586.59	2,341,586.59	2,341,586.59	2,341,586.59	2,341,586.59
South Cliffs Repayment:		85,000.00					200,000
Ross Park Pool Repayment:			120,000.00	120,000.00	200,000.00		
Positron Repayment:							400,000
Total Projected Income:	2,341,586.59	2,426,586.59	2,461,586.59	2,461,586.59	2,541,586.59	2,341,586.59	2,341,586.59
TOTAL AVAILABLE INCOME:	\$5,883,995.94	\$3,498,273.40	\$2,171,036.78	\$1,645,821.42	\$3,255,635.51	\$4,665,587.10	\$4,213,516.19
EXPENSE:							
Current Year Debt Service*:	932,931.25	932,911.25	930,890.00	931,772.50	931,635.00	2,793,657.50	0.00
South Cliffs--Phase 1**:	19,636.53						
South Cliffs--Phase 2**:	2,997.11						
Old Town Revitalization:	622,000.00						
Proposed Revitalization:	{382,657.95}	{947,992.00}	{878,032.00}				
Old Town Reinvestment***:	2,546,535.28	1,910,000.00	1,410,000.00				
Old Town Reinvestment Engineering:		100,000.00					
Positron:	400,000.00						
Cheyenne Crossing**:	288,208.96	288,208.96	288,208.95				
Whitman/Yellowstone Hotel:		256,500.00	256,500.00				
Federal Express:		200,000.00					
Clark Street Overpass:		101,203.00	101,203.00				
Total Projected Expense:	4,812,309.13	3,788,823.21	2,986,801.95	931,772.50	931,635.00	2,793,657.50	0.00
CALCULATED ANNUAL BALANCE	\$1,071,686.81	-\$290,549.81	-\$815,765.17	\$714,048.92	\$2,324,000.51	\$1,871,929.60	\$4,213,516.19

4,813,516.19

Notes:

* Includes all Central Corridor Tax Districts--Newtown, Alvin Ricken, Old Town, North Main, Central Corridor

** Project totals as of 1/1/04.

*** Anticipated cost as per file documents--includes portions of project not yet approved by board.

Beginning balance 2003 is total revenues held by Trustee as of 1/1/04.

Repayments in 2010: \$400,000 from Positron, & \$200,000 from South Cliffs.

AMI repayment of \$1.2 million is due in 2012.

Updated 11/15/04.

pda/financials/ccprojections2004.xls

**POCATELLO DEVELOPMENT AUTHORITY
CENTRAL CORRIDOR CASH FLOW PROJECTIONS
2004 THROUGH 2010**

YEARS ENDED	2004	2005	2006	2007	2008	2009	2010
Previous Year Balance*:	\$3,542,409.35	\$1,355,510.77	\$0.00	-\$531,941.21	\$997,872.88	\$2,607,824.47	\$2,155,753.56
INCOME:							
Estimated Tax Revenues:	2,341,586.59	2,341,586.59	2,341,586.59	2,341,586.59	2,341,586.59	2,341,586.59	2,341,586.59
South Cliffs Repayment:		85,000.00					200,000.00
Ross Park Pool Repayment:			120,000.00	120,000.00	200,000.00		
Positron Repayment:							400,000.00
Total Projected Income:	2,341,586.59	2,426,586.59	2,461,586.59	2,461,586.59	2,541,586.59	2,341,586.59	2,941,586.59
TOTAL AVAILABLE INCOME:	\$5,883,995.94	\$3,782,097.36	\$2,461,586.59	\$1,929,645.38	\$3,539,459.47	\$4,949,411.06	\$5,097,340.15
EXPENSE:							
Current Year Debt Service*:	932,931.25	932,911.25	930,890.00	931,772.50	931,635.00	2,793,657.50	0.00
South Cliffs--Phase 1**:	19,636.53						
South Cliffs--Phase 2**:	2,997.11						
Old Town Revitalization:	622,000.00						
Proposed Revitalization:	{382,657.95}	{947,992.00}	{878,032.00}				
Old Town Reinvestment***:	2,546,535.28	1,910,000.00	1,410,000.00				
Old Town Engineering--Phase 2:		100,000.00					
Positron:	400,000.00						
Cheyenne Crossing**:	4,385.00	281,483.11	294,934.80				
Whitman/Yellowstone Hotel:		256,500.00	256,500.00				
Federal Express:		200,000.00					
Clark Street Overpass:		101,203.00	101,203.00				
Total Projected Expense:	4,528,485.17	3,782,097.36	2,993,527.80	931,772.50	931,635.00	2,793,657.50	0.00
CALCULATED ANNUAL BALANCE	\$1,355,510.77	\$0.00	-\$531,941.21	\$997,872.88	\$2,607,824.47	\$2,155,753.56	\$5,097,340.15

Probaby delay Phase 3 until 2007 to make 2006 balance.

\$6,725.85 of 2005 Cheyenne shifted to 2006 to make 2005 balance.

Notes:

* Includes all Central Corridor Tax Districts--Newtown, Alvin Ricken, Old Town, North Main, Central Corridor

** Project totals as of 1/1/04.

*** Anticipated cost as per file documents--includes portions of project not yet approved by board.

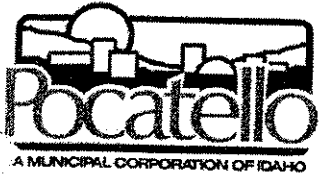
Beginning balance 2003 is total revenues held by Trustee as of 1/1/04.

Repayments in 2010: \$400,000 from Positron, & \$200,000 from South Cliffs.

AMI repayment of \$1.2 million is due in 2012.

Updated 11/15/04.

pda/financials/ccprojections2004.xls



PUBLIC WORKS DEPARTMENT
911 North 7th Avenue
P.O. Box 4169
Pocatello, ID 83205-4169

MEMORANDUM

TO: Chairman Harry Neuhardt and Members of the PDA Commission

FROM: Greg Lanning, Public Works Director

DATE: November 9, 2004

SUBJECT: Clark Street Interchange Construction
Local Match Contribution of \$ 202,405.85

DISCUSSION

This item is before the PDA for consideration for funding the local match of \$ 202,405.85 for the construction of the Clark Street Interchange. If granted by the PDA, the terms of the City/State agreement (attached) will require ½ payment up front, and the balance after the project is completed. This is a two year construction project expected to begin next summer. Please note \$ 50,625 of the match is for water line relocation. The remaining match is 7.72% of the total project costs related to improvements on the city's transportation system.

This project has been in concept and design for many years and only recently was completed for final design and accelerated for construction upon request by the city a couple years ago. The state had identified the bridges on the interstate crossing Center Street for replacement and if replaced, the bridges would be lengthened allowing additional lanes and traffic flow underneath on Center Street. Once complete, in addition to new bridges, there will be additional left turn and thru lanes on Center Street totaling seven vehicle lanes. Bike lanes will also be added.

Total construction costs will be nearly \$5 million and the city has been asked to match 7.72% of the nearly \$2 million of the city improvements on Center Street that include road work, storm drainage, signs, markings and water line relocation.

If approved for funding by the PDA, the city council will consider entering into an agreement with the state. The state will be responsible for administering the project and monitoring construction.

Cc: Mayor Chase
Cac Turner
Robert Chambers
file

*tabbed to
Dec reg. mtg.*

CITY OF POCATELLO
911 NORTH 7TH AVENUE
P O BOX 4169
POCATELLO, ID 83205-4169

(208) 234-6214

TO: POCATELLO DEV AUTHORITY
1651 ALVIN RICKEN
POCATELLO, ID 83201

INVOICE NO: 8332
DATE: 11/15/04

CUSTOMER NO: 495/1663

TYPE: OT - OLT TOWN REINVESTMENT

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	OLD TOWN REINVESTMENT EXTRA SECURITY THE ENCLOSED INVOICE HAS BEEN PAID BY THE CITY OF POCATELLO. PLEASE REIMBURSE THE CITY OF POCATELLO FOR SECURITY FOR THE OLD TOWN CONSTRUCTION PROJECT.	1,755.00	1,755.00



*** THE CITY OF POCATELLO THANKS YOU FOR YOUR ***
** PROMPT PAYMENTS !!! **

A MUNICIPAL CORPORATION OF IDAHO

TOTAL DUE: \$1,755.00

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 11/15/04 DUE DATE: 12/15/04
CUSTOMER NO: 495/1663

NAME: POCATELLO DEV AUTHORITY
TYPE: OT - OLT TOWN REINVESTMENT

REMIT AND MAKE CHECK PAYABLE TO:
CITY OF POCATELLO
911 NORTH 7TH AVENUE
P O BOX 4169
POCATELLO ID 83205-4169

INVOICE NO: 8332
TERMS: NET 30 DAYS

AMOUNT: \$1,755.00

November 8, 2004

Voice: (208) 234-0110 ♦ Fax: (208) 234-0111 ♦ email: rme@rmes.biz

City of Pocatello
Attn: Cac Turner, P.E.
Public Works Engineer
P.O. Box 4169
Pocatello, ID 83205-4169

RE: Roosevelt-Alameda Pay Request Analysis
Phase 3-5th Pay Request

Dear Mr. Turner:

We have completed our analysis of the 5th Pay Request on Phase 3 of the Roosevelt Alameda Neighborhood Improvement Project. We recommend a payment of \$32,587.02 be made to Kiggins Concrete.

I have attached the punch list letter that was sent out on October 25, 2004. On November 9th, RMES re-inspected the punch list items and found that several have not been completed. This payment reflects a 5% retainage that will not be paid until the punch list items are complete.

This payment also reflects deductions that were made for liquidated damages along with a concrete deduction along with Work Change Orders 1-11.

There were large overruns on pavement patch and sidewalk quantities. The sidewalk quantities were accounted for in the original request made to the PDA; however, the incorrect quantity amount was placed on the bid sheet. The overrun on pavement patch is due to the poor condition of the existing pavement along with several changes in street design from the bid. Two streets, the 600 block of Wayne and the 600 block of Randolph, were widened from 36 feet to 41 feet after the project was in progress. These design changes added a substantial amount to the asphalt restoration quantities.

If you have any questions or require additional information please call us.

Sincerely,



Mitchell Greer, P.E.
RMES

Attachments: Payment Progress Report, Application for Payment, and A Letter to Kiggins Concrete regarding the remaining Punch List Items.

APPLICATION FOR PAYMENT

ROOSEVELT-ALAMEDA NEIGHBORHOOD ROW IMPROVEMENT PROJECT
PHASE 3

Monthly Estimate No. 5 Job No. 21347

	Amount
Contract Amount	<u>\$244,050.00</u>
Amount of Approved Extra Work (CHANGE ORDERS1-10).....	<u>\$64,536.87</u>
Total Contract	<u>\$308,586.87</u>
Less Liquidated Damages & Penalties	<u>\$1,086.87</u>
Total Earned through <u>11/3/2004</u>	<u>\$307,500.00</u>
Less 5% Retainage-Punch List Items Not Completed	<u>\$15,375.00</u>
Net Amount Due	<u>\$292,125.00</u>
Advance for Materials delivered to Job Site	<u>\$0.00</u>
Less Previous Payment	<u>\$259,537.98</u>
Balance Due this Payment	<u>\$32,587.02</u>

I certify that the estimates contained in this Monthly Estimate represent the true and correct amount of work performed or materials supplied for the period indicated.

DATE: 11/8/04

ROCKY MOUNTAIN ENGINEERING & SURVEYING

BY: *Mitchell Greer*
(Mitchell Greer)

I have examined this Monthly Estimate and concur in the certification of RMES.

DATE: 11/9/04

City Engineer: *Linell W. Turner*

By: _____

City of Pocatello
Roosevelt Alameda Neighborhood Improvement Project
Pocatello, ID

**ROOSEVELT-ALAMEDA NEIGHBORHOOD IMPROVEMENT PROJECT
PHASE 3**

Contractor: Kiggins Concrete
Last Updated: November 3, 2004

By: Rob

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL	1-Jul-04	1-Aug-04	1-Sep-04	1-Oct-04	Total Remaining	% Complete	Total Work Completed
						Pay Request #1	Pay Request #2	Pay Request #3	Pay Request #4			
SITE PREP												
207-A	Misc. Removal of Obstructions	L.S.	1	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 750.00	\$ 250.00	\$ -	\$ -	100%	\$ 1,000.00
207-C1	Removal of Curb and Gutter	L.F.	150	\$ 3.00	\$ 450.00	\$ -	\$ 225.00	\$ 225.00	\$ 864.00	\$ (864.00)	292%	\$ 1,314.00
207-C2	Removal of Concrete	S.F.	5000	\$ 0.75	\$ 3,750.00	\$ -	\$ 950.00	\$ 1,862.50	\$ 2,125.50	\$ (1,188.00)	132%	\$ 4,938.00
207-D2	Removal of 6"-24" Dia. Tree	E.A.	15	\$ 275.00	\$ 4,125.00	\$ 1,650.00	\$ 550.00	\$ 1,650.00	\$ 275.00	\$ -	100%	\$ 4,125.00
207-D3	Removal of tree (Larger than 24")	E.A.	10	\$ 500.00	\$ 5,000.00	\$ 1,000.00	\$ 2,500.00	\$ 1,500.00	\$ -	\$ -	100%	\$ 5,000.00
210	SRW Retaining Wall	S.F.	100	\$ 20.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	\$ 4,200.00	\$ (4,200.00)	310%	\$ 6,200.00
SURFACE REPAIRS												
307-A1	Misc. Surface Restoration	C.A.	1	\$ 4,850.00	\$ 4,850.00	\$ -	\$ 900.00	\$ 2,250.00	\$ 1,700.00	\$ -	100%	\$ 4,850.00
307-D	Asphalt Restoration	S.F.	35055	\$ 1.80	\$ 66,099.00	\$ -	\$ 4,800.00	\$ 37,813.15	\$ 31,063.20	\$ (17,598.35)	131%	\$ 73,076.35
307-C	Gravel Restoration	S.F.	1600	\$ 1.00	\$ 1,600.00	\$ -	\$ -	\$ 960.45	\$ 1,709.76	\$ (1,070.21)	167%	\$ 2,670.21
307-E	Sod Restoration	S.F.	14652	\$ 0.65	\$ 9,623.80	\$ -	\$ -	\$ 3,062.29	\$ 2,747.92	\$ 3,843.79	60%	\$ 5,810.21
CONCRETE CONSTRUCTION												
708-A	Curb and Gutter (Type Unspecified)	L.F.	5900	\$ 11.50	\$ 67,850.00	\$ -	\$ 22,095.25	\$ 38,108.40	\$ 4,196.35	\$ -	100%	\$ 64,400.00
708-B	4" Concrete Valley Gutter	S.F.	670	\$ 20.00	\$ 13,400.00	\$ -	\$ -	\$ 4,400.00	\$ 8,944.00	\$ 56.00	100%	\$ 13,344.00
708-E	Concrete Sidewalk	S.F.	25035	\$ 2.75	\$ 68,846.25	\$ -	\$ 20,085.00	\$ 21,122.38	\$ 47,706.72	\$ (20,067.85)	129%	\$ 88,914.10
MISCI CONSTRUCTION												
901	Irrigation System Repairs	L.F.	500	\$ 3.00	\$ 1,500.00	\$ -	\$ -	\$ 750.00	\$ 1,854.00	\$ (1,104.00)	174%	\$ 2,604.00
2040	Fence Repair	L.F.	1100	\$ 5.00	\$ 5,500.00	\$ -	\$ 1,000.00	\$ 475.00	\$ 7,520.00	\$ (3,495.00)	184%	\$ 8,995.00
MISCI ITEMS												
1103	Traffic Control	L.S.	1	\$ 4,000.00	\$ 4,000.00	\$ 400.00	\$ 3,000.00	\$ 600.00	\$ -	\$ -	100%	\$ 4,000.00
2010	Mobilization	L.S.	1	\$ 8,500.00	\$ 8,500.00	\$ 4,250.00	\$ 4,250.00	\$ -	\$ -	\$ -	100%	\$ 8,500.00
2020	Tree Installation	E.A.	12	\$ 400.00	\$ 4,800.00	\$ -	\$ -	\$ 800.00	\$ -	\$ 4,000.00	17%	\$ 800.00
2050	Towing	C.A.	1	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ -	\$ 500.00	\$ -	100%	\$ 500.00
	Large Tree Removal (Extra)	E.A.	6	\$ 100.00	\$ 600.00	\$ -	\$ -	\$ -	\$ 100.00	\$ -	100%	\$ 600.00
CO #5	Reprep Curb and Gutter	L.S.	1	\$ 420.00	\$ 420.00	\$ -	\$ -	\$ 420.00	\$ -	\$ -	100%	\$ 420.00
CO #7	Reprep Curb and Gutter, Removal of Conc.	L.S.	1	\$ 1,326.00	\$ 1,326.00	\$ -	\$ -	\$ 1,326.00	\$ -	\$ -	100%	\$ 1,326.00
CO #8	Move Trees, Place Decorative Curb, R.W.	L.S.	1	\$ 2,325.00	\$ 2,325.00	\$ -	\$ -	\$ 2,325.00	\$ -	\$ -	100%	\$ 2,325.00
CO #9	Removal of Obstructions & Base Prep for Valley Gutter	L.S.	1	\$ 750.00	\$ 750.00	\$ -	\$ -	\$ -	\$ 750.00	\$ -	100%	\$ 750.00
CO #11	Fence Repair and Removal @ 296 Pershing	L.S.	1	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ -	\$ 500.00	\$ -	100%	\$ 500.00
	Concrete Change from S.W. to Approach	S.F.	1025	\$ 1.00	\$ 1,025.00	\$ -	\$ 1,025.00	\$ -	\$ -	\$ -	100%	\$ 1,025.00
Total					\$ 266,909.25	\$ 7,300.00	\$ 62,130.25	\$ 122,400.17	\$ 116,758.45	\$ (41,677.62)	116%	\$ 308,586.87
5% Retainage Recommended Payment					\$ -	\$ 365.00	\$ 3,106.51	\$ 6,120.01	\$ 5,837.82	\$ -		\$ -
					\$ 6,935.00	\$ 59,023.74	\$ 116,280.16	\$ 110,918.62	\$ -	\$ -		\$ -
											TOTAL EARNED	\$ 308,586.87
											Liquidated Damages	1000
											**Concrete Deduction	86.87
											FINAL TOTAL	\$ 307,500.00

*Work Change Orders 1 through 10 are reflected in the quantities where applicable. The amounts that can't be reflected in the quantities are listed separately.

**The concrete placed at 612 Pershing was not formed properly.

September 24, 2004



Voice: (208) 234-0110 ♦ Fax: (208) 234-0111 ♦ email: rme@rmes.biz

Don Kiggins
Kiggins Concrete
3610 Hwy 30 W
Pocatello, ID 83201

Re: Final Inspection Punch List

Dear Don,

On October 20, 2004, a final inspection was conducted on Phase 3 of the Roosevelt-Alameda Neighborhood Improvement Project. Those who conducted this final inspection include:

- 1 Cac Turner and Mick Cuoio, City of Pocatello Engineering Department
- 2 Tim Tingey, Pocatello Neighborhood and Community Services
- 3 Rob Heuseveldt, RMES
- 4 Derek Nisson and Don Kiggins, Kiggin's Concrete.

The following corrections need to be made to the project to receive final approval:

1. Place pavement patch and clean up the pile of debris in front of 538 Pershing. Also, clean up the catch basin. The joint between the pavement patch and the existing pavement will be placed on the watch list for the warrantee period.
2. Place pavement patch at 612 Pershing. The quality of the sidewalk is such that a reduction in price for the sidewalk will be made.
3. Place more gravel fill behind the sidewalk at the southeast corner of Poplar and Pershing.
4. Clean up all scrap concrete on the north side of the 200 block of Poplar. Also, place more dirt fill between the sidewalk and the fence on the same side of the street.
5. Lower the sprinklers at 270 Poplar and adjust the sod.
6. Replace the Curb and Gutter where the tractor hit it. The curb and gutter on the east side of the corner will be placed on the watch list during the warrantee period.
7. Place a 1 ft strip of sod along the back of the sidewalk at the corner of Poplar and Washington.
8. Put caulk in the joint/crack at 578 Washington.
9. Place gravel behind the sidewalk at 552 and 562 Washington.
10. Place Sod behind the sidewalk and clean up the concrete. Also place dirt fill in the gaps between the two driveways at 559 Washington.
11. Clean all of the excess concrete off of the water meters to make them accessible.
12. Place Sod along the 500 block Wayne where it hasn't been placed behind

"Solutions by Design"

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

the sidewalk.

13. Adjust the sprinkler and replace the sprinkler control lid at 565 Wayne.
14. Write a letter establishing a longer warrantee period for the valley gutters placed on Wayne, Randolph, and Park.
15. Clean the asphalt on the corner of Poplar and Wayne.
16. Take out the excess concrete piece at 614 Wayne.
17. Take out all of the excess concrete pieces along Wayne.
18. Fill with dirt behind the sidewalk at 660 Wayne.
19. Take out the boards at the corner of Cedar and Park.
20. Place Dirt fills at 652 Park.
21. Clean up the corner of Poplar and Park.
22. Place more dirt fills and replace the gate at 754 Poplar. Also replace the latch on the smaller gate.
23. Place gravel fills behind the sidewalk at 653 and 657 Randolph.
24. Place sod in the planter at 846 Poplar.

Please correct these items in an expedited manner and inform RMES when they are complete and ready for inspection.

If you have any further questions or concerns, please contact us.

Sincerely,



Mitchell Greer
RMES

Cc: Tim Tingey, Mick Cuoio, Cac Turner, City of Pocatello

November 9, 2004



Voice: (208) 234-0110 ♦ Fax: (208) 234-0111 ♦ email: rme@rmes.biz

Don Kiggins
Kiggins Concrete
3610 Hwy 30 W
Pocatello, ID 83201

Re: Punch List Re-Inspection

Dear Don,

On the morning of November 9, 2004, I drove through the project to re-inspect the punch list items to verify their status. There are several items that still require correction.

1. Place pavement patch and clean up the pile of debris in front of 538 Pershing. Also, clean up the catch basin. The joint between the pavement patch and the existing pavement will be placed on the watch list for the warrantee period.
2. Place pavement patch at 612 Pershing. The quality of the sidewalk is such that a reduction in price for the sidewalk will be made.
3. Place a 1 ft strip of sod along the back of the sidewalk at the corner of Poplar and Washington.
4. Put caulk in the joint/crack at 578 Washington.
5. Place Sod behind the sidewalk and clean up the concrete. Also place dirt fill in the gaps between the two driveways at 559 Washington.
6. Write a letter establishing a longer warrantee period for the valley gutters placed on Wayne, Randolph, and Park.
7. Place more dirt fills and replace the gate at 754 Poplar. Also replace the latch on the smaller gate.
8. Place sod in the planter at 820 Poplar.

Please correct these items in an expedited manner and inform RMES when they are complete and ready for inspection. The retainage will not be released until these items are corrected.

If you have any further questions or concerns, please contact us.

Sincerely,

A handwritten signature in black ink that reads "Robert Heuseveldt". The signature is written in a cursive style with a long, sweeping underline.

Robert Heuseveldt
RMES

Cc: Tim Tingey, Mick Cuoio, Cac Turner, City of Pocatello

CHANGE ORDER

DATE OF ISSUANCE May 4, 2004

No. 1
EFFECTIVE DATE May 4, 2004

OWNER City of Pocatello
CONTRACTOR Kiggins Concrete & Construction
Contract: \$244,050.00
Project: Roosevelt-Alameda Neighborhood ROW Improvement Project Phase-3
OWNER's Contract No. 21347

ENGINEER RMES
ENGINEER's Contract No. 21347-3

You are directed to make the following changes in the Contract Documents:

Description: Extend the start date of the project to May 24, 2004.

Reason for Change Order: Scheduling of a preconstruction meeting.

Attachments: Letter from Derek Nisson concerning the change of the starting date.

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$244,050.00</u>
Net Increase (Decrease) from previous Change Orders No. <u>0</u> to <u>0</u> : <u>\$0.00</u>
Contract Price prior to this Change Order: <u>\$244,050.00</u>
Net increase (decrease) of this Change Order: <u>\$0.00</u>
Contract Price with all approved Change Orders: <u>\$244,050.00</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>July 2, 2004</u> Ready for final payment: <u>July 12, 2004</u> (days or dates)
Net change from previous Change Orders No. <u>0</u> to No. <u>0</u> : Substantial Completion: <u>No Change</u> Ready for final payment: <u>No change</u> (days)
Contract Times prior to this Change Order: Substantial Completion: <u>No change</u> Ready for final payment: <u>No Change</u> (days or dates)
Net increase (decrease) this Change Order: Substantial Completion: <u>21 days</u> Ready for final payment: <u>21 days</u>
Contract Times with all approved Change Orders: Substantial Completion: <u>July 23, 2004</u> Ready for final payment: <u>August 2, 2004</u>

RECOMMENDED:

By: [Signature]
ENGINEER (Authorized Signature)

Date: 5/4/04

APPROVED:

By: [Signature]
OWNER (Authorized Signature)

Date: 5/7/04

ACCEPTED:

By: [Signature]
CONTRACTOR (Authorized Signature)

Date: 5-12-04



Kiggins Concrete & Construction

3610 Hwy 30 W -- Pocatello, ID 83201

Phone: (208) 233-9165

Fax: (208) 232-2790

Tuesday, May 04, 2004

Re: Alameda - Roosevelt Phase 3

To Mitch Greer,

We would like to extend the start date of the Alameda-Roosevelt Phase 3 project to May 24, 2004. We have yet to receive a Notice Proceed. We also would like to schedule a preconstruction meeting.

Thank You

A handwritten signature in black ink, appearing to read 'Derek Nisson', written over a large, stylized oval shape.

Derek Nisson

June 15, 2004

Voice: (208) 234-0110 ♦ Fax: (208) 234-0111 ♦ email: rme@rmes.biz

Don Kiggins
Kiggins Concrete
3610 Hwy 30 W
Pocatello, ID 83201

Dear Don,

We have processed Work Change Order #2, and the City of Pocatello has approved moving the starting date back to June 28, 2004. This date was chosen instead of July 6 because the project is to be completed before September. The approved starting date changes the date of substantial completion to August 27, 2004.

The terms of the change order are as follows:

1. Kiggins Concrete is to create and deliver a flyer to every property within the project area explaining the change in the starting date. The project area includes the 500 and 600 blocks running south to north between Pine and Cedar.
2. Kiggins Concrete is to remove all of the traffic control until the starting date.

These conditions are to be met by Friday, June 18, 2004 or this change will be void. Please call us if you have any questions regarding this change order.

Sincerely,



Robert Heuseveldt
RMES

Cc: Cac Turner, City of Pocatello

Attachment

CHANGE ORDER

DATE OF ISSUANCE June 15, 2004

No. 2
EFFECTIVE DATE June 15, 2004

OWNER City of Pocatello
CONTRACTOR Kiggins Concrete & Construction
Contract: \$244,050.00
Project: Roosevelt-Alameda Neighborhood ROW Improvement Project Phase-3
OWNER's Contract No. 21347

ENGINEER RMES

ENGINEER's Contract No. 21347-3

You are directed to make the following changes in the Contract Documents:

Description: Extend the start date of the project to June 28, 2004.

Conditions: Deliver a flyer or a letter to all properties between Jefferson, Yellowstone, Pine, and Cedar. Remove traffic control until starting date.

Reason for Change Order: Attached Letter from the Contractor.

Attachments: Letter from Derek Nisson concerning the change of the starting date.

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$244,050.00</u>
Net Increase (Decrease) from previous Change Orders No. <u>0</u> to <u>0</u> : <u>\$0.00</u>
Contract Price prior to this Change Order: <u>\$244,050.00</u>
Net increase (decrease) of this Change Order: <u>\$0.00</u>
Contract Price with all approved Change Orders: <u>\$244,050.00</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>July 2, 2004</u> Ready for final payment: <u>July 12, 2004</u> (days or dates)
Net change from previous Change Orders No. <u>1</u> to No. <u>1</u> : Substantial Completion: <u>21 Calendar Days</u> Ready for final payment: <u>21 Calendar Days</u> (days)
Contract Times prior to this Change Order: Substantial Completion: <u>July 23, 2004</u> Ready for final payment: <u>August 2, 2004</u> (days or dates)
Net increase (decrease) this Change Order: Substantial Completion: <u>35 days</u> Ready for final payment: <u>35 days</u>
Contract Times with all approved Change Orders: Substantial Completion: <u>August 27, 2004</u> Ready for final payment: <u>September 6, 2004</u>

RECOMMENDED:

By: *Michael Eric*
ENGINEER (Authorized Signature)

Date: 6/15/04

APPROVED:

By: *Sam Hill*
OWNER (Authorized Signature)

Date: 6/15/04

ACCEPTED:

By: *[Signature]*
CONTRACTOR (Authorized Signature)

Date: 6-17-04



Kiggins Concrete & Construction

3610 Hwy 30 W -- Pocatello, ID 83201

Phone: (208) 233-9165

Fax: (208) 232-2790

Tuesday, June 08, 2004

To Rob,

We would like to make a request to move the start date of the Alameda-Roosevelt to July 6, 2004. This allows families to enjoy the July 4th holiday without construction in front of their house. Due to weather issues and product issues we have fallen behind on another project. We would like to give this project our undivided attention. We are also scheduled to have the 4th and 5th project completed by then.

Thank You

Derek Nisson

CHANGE ORDER

DATE OF ISSUANCE July 2, 2004

No. 3
EFFECTIVE DATE July 2, 2004

OWNER City of Pocatello
CONTRACTOR Kiggins Concrete & Construction
Contract: \$244,050.00
Project Roosevelt-Alameda Neighborhood ROW Improvement Project Phase-3
OWNER's Contract No. 21347

ENGINEER RMES

ENGINEER's Contract No. 21347-3

You are directed to make the following changes in the Contract Documents:

Description:

538 Pershing Avenue

-Change 320 ft² of Sidewalk to Approach as shown on the attached plan (Sheet 1).

612 Pershing

-Place 350 ft² of Sidewalk and 185 ft² of Approach as shown on the attached plan (Sheet 2).

-135 ft² of Pavement Patch Behind the new Sidewalk.

604 Poplar

-Change 90 ft² of Sidewalk to Approach as shown on the attached plan (Sheet 3).

-Place 100 ft² of Gravel to match the approach mentioned above in to the existing gravel driveway.

648 Poplar

-Change 110 ft² of Sidewalk to Approach as shown on the attached plan (Sheet 4).

-Place 125 ft² of Concrete to match into the existing sidewalk and parking approach.

800 Poplar

-Make the changes shown on the attached plan (Sheet 5). The Owner is going to pay for the change.

555 Jefferson

-Change 80 ft² of Sidewalk to Approach as shown on the attached plan (Sheet 6).

621 Park

-Change 140 ft² of Sidewalk to Approach as shown on the attached plan (Sheet 7).

Reason for Change Order: Changes were requested by the City of Pocatello that would accommodate the property owners more effectively.

Attachments: Plan Sheets for 538 Pershing (sheet 1), 612 Pershing (Sheet 2), 604 Poplar (Sheet 3), 648 Poplar (Sheet 4), 800 Poplar (Sheet 5), 555 Jefferson (Sheet 6), 621 Park (Sheet 7), Quantities and Price Breakdown.

CHANGE ORDER

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$244,050.00</u>
Net Increase (Decrease) from previous Change Orders No. <u>2</u> to <u>2</u> : <u>\$0.00</u>
Contract Price prior to this Change Order: <u>\$244,050.00</u>
Net increase (decrease) of this Change Order: <u>\$2,966.25</u>
Contract Price with all approved Change Orders: <u>\$247,016.25</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>July 2, 2004</u> Ready for final payment: <u>July 12, 2004</u> (days or dates)
Net change from previous Change Orders No. <u>2</u> to No. <u>2</u> : Substantial Completion: <u>56 Days</u> Ready for final payment: <u>56 Days</u> (days)
Contract Times prior to this Change Order: Substantial Completion: <u>August 27, 2004</u> Ready for final payment: <u>September 6, 2004</u> (days or dates)
Net increase (decrease) this Change Order: Substantial Completion: <u>0 Days</u> Ready for final payment: <u>0 Days</u>
Contract Times with all approved Change Orders: Substantial Completion: <u>August 27, 2004</u> Ready for final payment: <u>September 6, 2004</u>

RECOMMENDED:

By: Mitchell Owen
ENGINEER (Authorized Signature)

Date: 7/6/04

APPROVED:

By: Lindell W. Turner
OWNER (Authorized Signature)

Date: 7/8/04

ACCEPTED:

By: [Signature]
CONTRACTOR (Authorized Signature)

Date: 8-2-04

PERSHING AVE.

24+00

23+00

4488.12
X-LIP

4488.09
X-CB

4487.47
LIP

0.55%

4'

4'

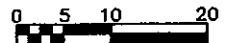
3

6

9

706-F

538



RMES
 Rocky Mountain Engineering & Surveying
 155 South 2nd Avenue • Pocatello, ID 83201
 VOICE: (208) 324-0110 • FAX: (208) 324-0111 • EMAIL: rmes@rmes.biz

ROOSEVELT-ALAMEDA NEIGHBORHOOD

CITY OF POCATELLO
ROW IMPROVEMENT PROJECT

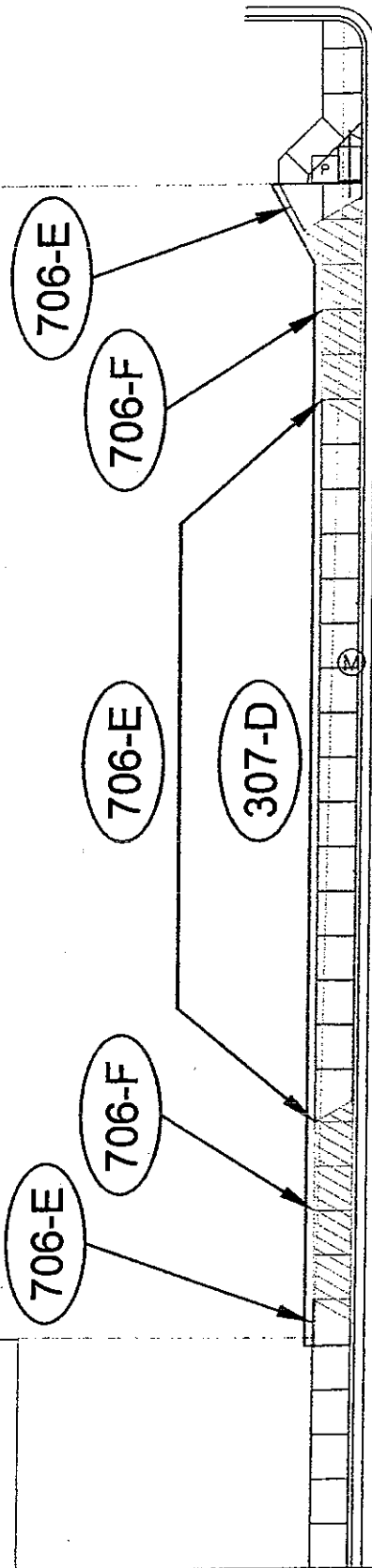
PROJECT NO.
21347

DRAWING NAME
538 PERSHING

SHEET #
1

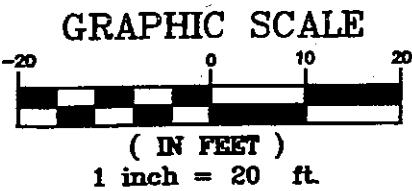


612



29+00

28+00



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ROOSEVELT-ALAMEDA NEIGHBORHOOD

CITY OF POCATELLO
ROW IMPROVEMENT PROJECT

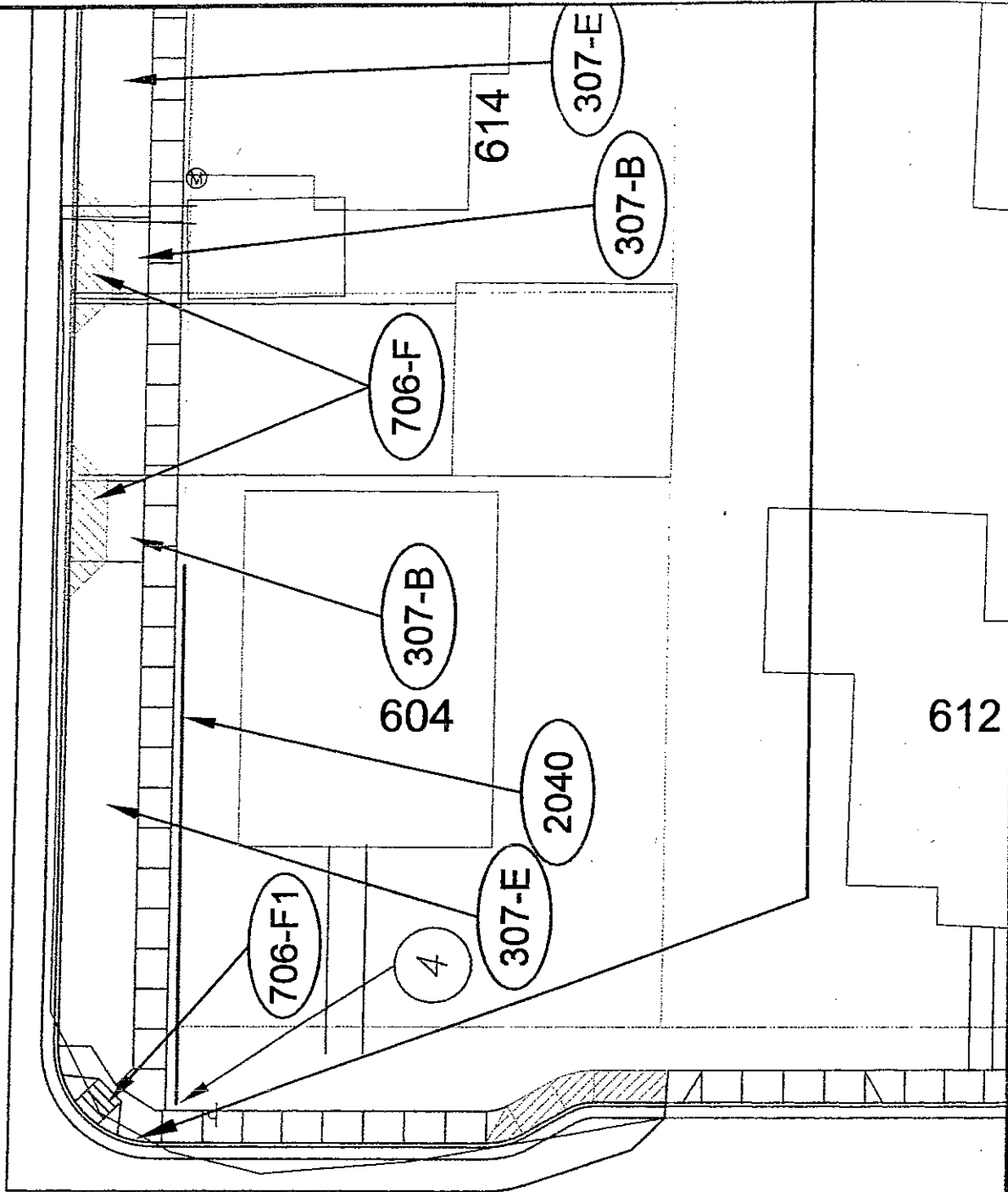
PROJECT NO.
21347

DRAWING NAME
612 Pershing

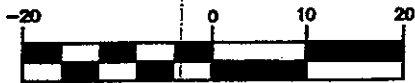
SHEET #
2



MATCH LINE
14+22.62



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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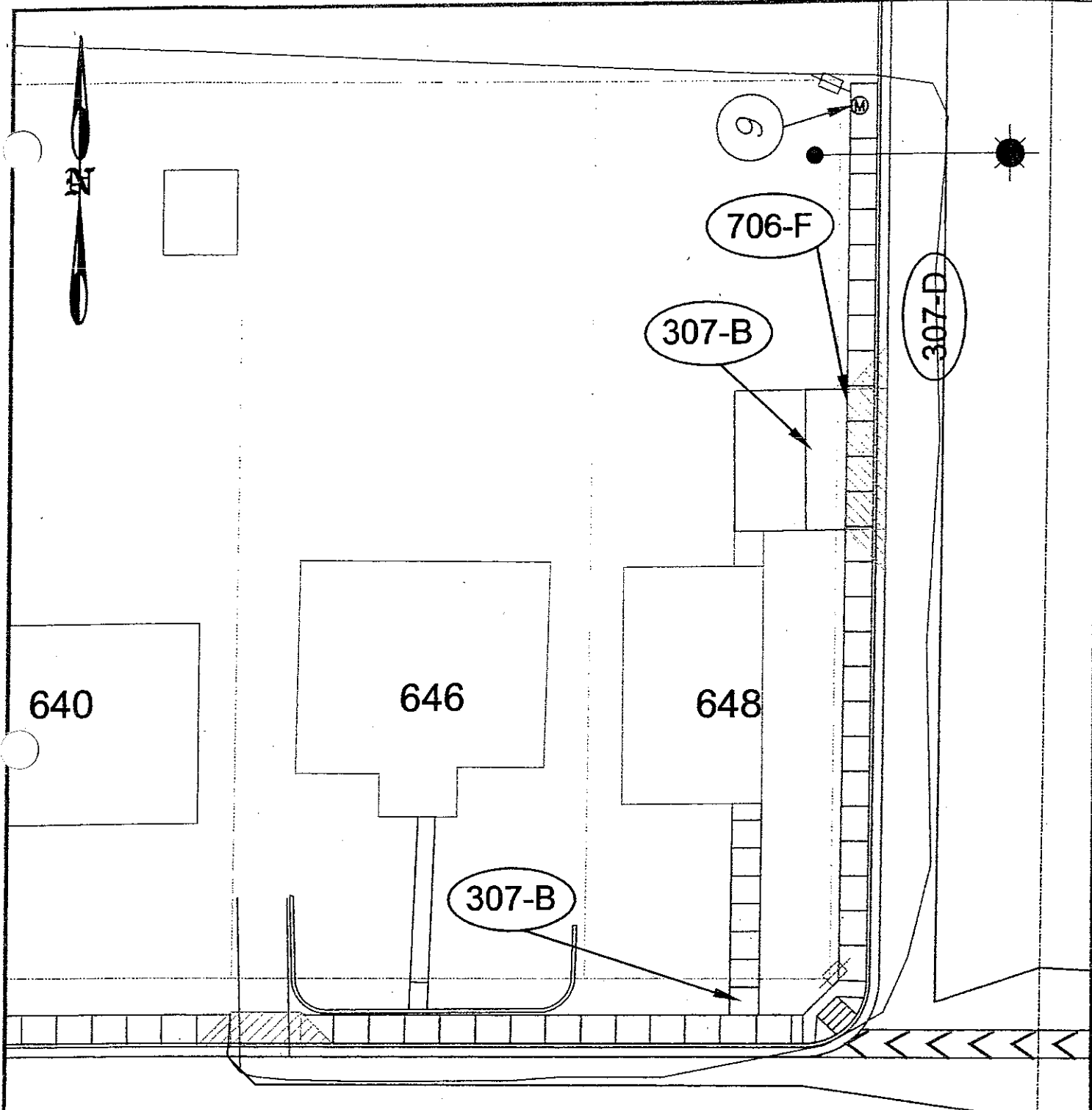
ROOSEVELT-ALAMEDA NEIGHBORHOOD

CITY OF POCATELLO
ROW IMPROVEMENT PROJECT

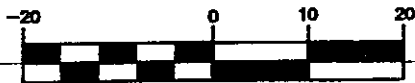
PROJECT NO
21347

DRAWING NAME
604 Poplar

SHEET #
3



GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

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 PHONE: (208) 234-0110 • FAX: (208) 234-0111 • EMAIL: rmes@rock.us

ROOSEVELT-ALAMEDA NEIGHBORHOOD

CITY OF POCATELLO
 ROW IMPROVEMENT PROJECT

PROJECT NO.
 21347

DRAWING NAME
 648 Poplar

SHEET #
 4

10' APPROACH



20' APPROACH

307-E

10' APPROACH

800

706-F

810

706-F1

1.07%

LIP

0.84%

LIP

35+00
4506.22

34+00
20+81.70
4505.67

POPLAR ST.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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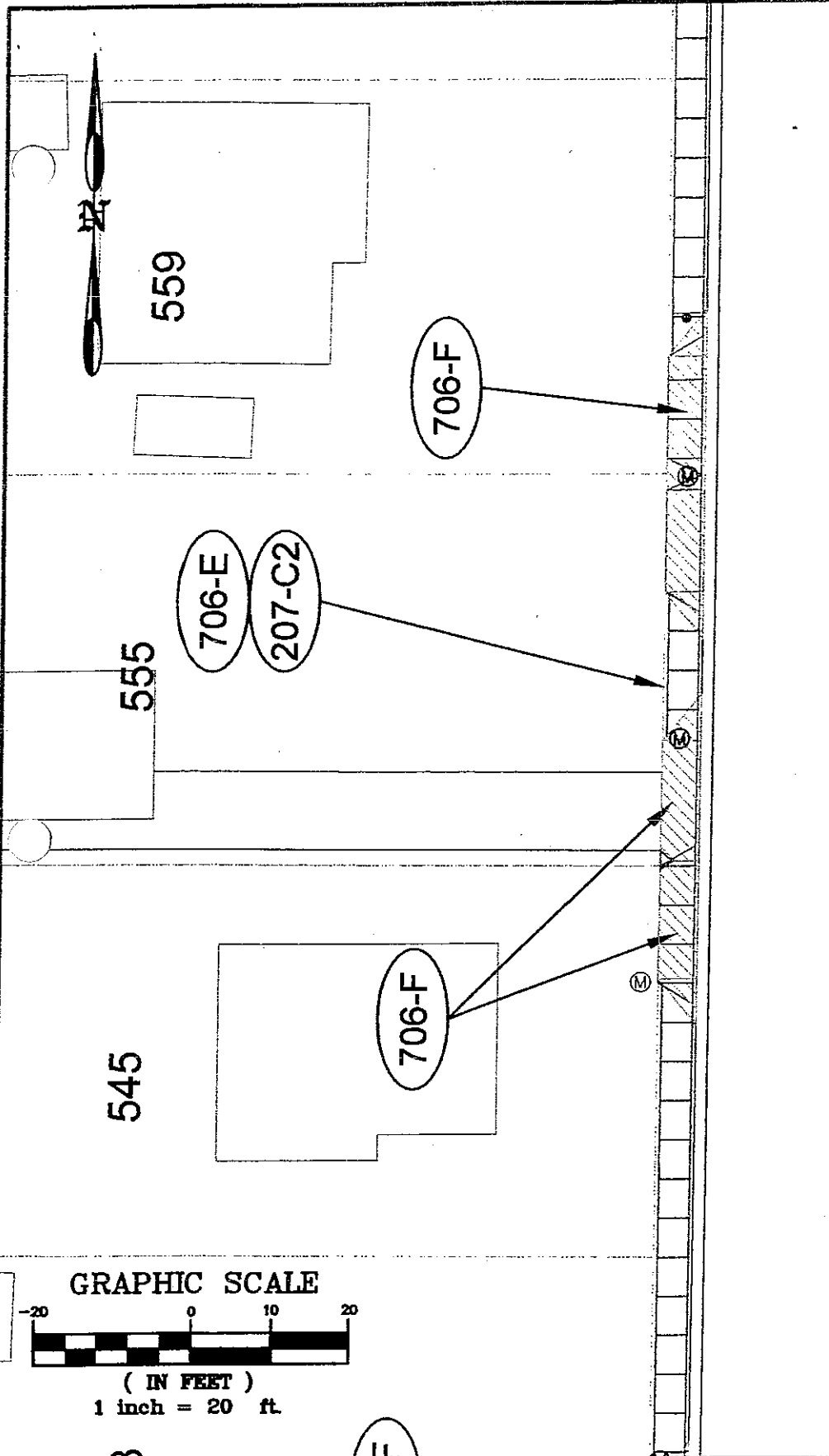
ROOSEVELT-ALAMEDA NEIGHBORHOOD

CITY OF POCATELLO
ROW IMPROVEMENT PROJECT

PROJECT NO.
21347

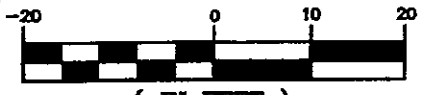
DRAWING NAME
800 Poplar

SHEET #
5



0+00 JEFFERSON AVE. 31+00

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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 PHONE: (208) 234-0110 • FAX: (208) 234-0111 • EMAIL: rmes@rmes.biz

ROOSEVELT-ALAMEDA NEIGHBORHOOD

CITY OF POCATELLO
 ROW IMPROVEMENT PROJECT

PROJECT NO 21347
DRAWING NAME 555 Jefferson
SHEET # 6

CHANGE ORDER

DATE OF ISSUANCE July 15, 2004

No. 4
EFFECTIVE DATE July 15, 2004

OWNER City of Pocatello
CONTRACTOR Kiggins Concrete & Construction
Contract: \$244,050.00
Project: Roosevelt-Alameda Neighborhood ROW Improvement Project Phase-3
OWNER's Contract No. 21347

ENGINEER RMES

ENGINEER's Contract No. 21347-3

You are directed to make the following changes in the Contract Documents:

Description: 696 Wayne Avenue-Change 80 ft² of Sidewalk to Approach as shown on the attached plan (Sheet 8). The cost will be \$1.00 x 80 ft² = \$80.00 which will be paid by the owner directly to Kiggins.

Reason for Change Order: Property owner requested change and is paying for it.
Attachments: Plan Sheet for 696 Wayne (sheet 8).

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$244,050.00</u>
Net Increase (Decrease) from previous Change Orders No. <u>1</u> to <u>3</u> : <u>\$0.00</u>
Contract Price prior to this Change Order: <u>\$247,016.25</u>
Net increase (decrease) of this Change Order: <u>\$0.00</u>
Contract Price with all approved Change Orders: <u>\$247,016.25</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>July 2, 2004</u> Ready for final payment: <u>July 12, 2004</u> (days or dates)
Net change from previous Change Orders No. <u>2</u> to No. <u>2</u> : Substantial Completion: <u>56 Days</u> Ready for final payment: <u>56 Days</u> (days)
Contract Times prior to this Change Order: Substantial Completion: <u>August 27, 2004</u> Ready for final payment: <u>September 6, 2004</u> (days or dates)
Net increase (decrease) this Change Order: Substantial Completion: <u>0 Days</u> Ready for final payment: <u>0 Days</u>
Contract Times with all approved Change Orders: Substantial Completion: <u>August 27, 2004</u> Ready for final payment: <u>September 6, 2004</u>

RECOMMENDED:

By: *Mitchell Orr*
ENGINEER (Authorized Signature)

Date: July 16, 2004

APPROVED:

By: *Londell W. Turson*
OWNER (Authorized Signature)

Date: 7/16/04

ACCEPTED:

By: *[Signature]*
CONTRACTOR (Authorized Signature)

Date: 7/16/04

CHANGE ORDER

DATE OF ISSUANCE August 9, 2004

No. 5
EFFECTIVE DATE August 9, 2004

OWNER City of Pocatello
CONTRACTOR Kiggins Concrete & Construction
Contract: \$244,050.00
Project: Roosevelt-Alameda Neighborhood ROW Improvement Project Phase-3
OWNER's Contract No. 21347

ENGINEER RMES
ENGINEER's Contract No. 21347-3

You are directed to make the following changes in the Contract Documents:

Description: 604 Wayne Avenue – Change curb alignment and remove four (4) trees and one (1) stump as shown on the attached plan (Sheet 1). The cost for prepping curb again will be \$5.00 x 84' (ft.) = \$ 420.00 and the cost for removing trees will be \$ 600.00 x 5 ea. = \$3000.00 which will be paid by project funds. (The unit price for tree removal is \$500.00. Kiggins requested an extra \$100.00 per tree due to the size of the tree which was not reflected in the original bid tab for the project.) 10 Extra Days for all changes made to the project.

Reason for Change Order: Property owner requested change and the City of Pocatello accepted change.

Attachments: Plan Sheet for 604 Poplar (Sheet 1). Letters from Kiggins requesting extra moneys and days.

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$244,050.00</u>
Net Increase from previous Change Orders No. 1 to 4: <u>\$2,966.25</u>
Contract Price prior to this Change Order: <u>\$247,016.25</u>
Net increase of this Change Order: <u>\$3,420.00</u>
Contract Price with all approved Change Orders: <u>\$250,436.25</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>July 2, 2004</u> Ready for final payment: <u>July 12, 2004</u> (days or dates)
Net change from previous Change Orders No. 1 to No. 4: Substantial Completion: <u>56 Days</u> Ready for final payment: <u>56 Days</u> (days)
Contract Times prior to this Change Order: Substantial Completion: <u>August 27, 2004</u> Ready for final payment: <u>September 6, 2004</u> (days or dates)
Net increase this Change Order: Substantial Completion: <u>10 Days</u> Ready for final payment: <u>10 Days</u>
Contract Times with all approved Change Orders: Substantial Completion: <u>September 6, 2004</u> Ready for final payment: <u>September 16, 2004</u>

RECOMMENDED:

By: [Signature]
ENGINEER (Authorized Signature)

Date: 8/9/04

APPROVED:

By: [Signature]
OWNER (Authorized Signature)

Date: 8/10/04

ACCEPTED:

By: [Signature]
CONTRACTOR (Authorized Signature)

Date: 8-10-04



WAYNE AVE.

614

604

612

REMOVE EXISTING TREE AND STUMP

REMOVE AND REPLACE 36' (FT.) OF CHAIN LINK FENCE

TWENTY FOOT APPROACH

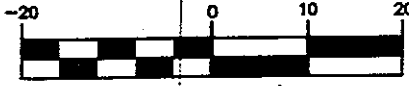
NEW CURB ALIGNMENT

POPLAR ST.

RETAIN & PROTECT EXISTING FIRE HYDRANT

REMOVE EXISTING TREES

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

RMES
 Rocky Mountain Engineering & Surveying
 155 South 2nd Avenue • Pocatello, ID 83201
 VOICE: (208) 234-0110 • FAX: (208) 234-0111 • EMAIL: rmes@rmes.biz

ROOSEVELT-ALAMEDA NEIGHBORHOOD

CITY OF POCATELLO
ROW IMPROVEMENT PROJECT

PROJECT NO
21347

DRAWING NAME
604 Poplar

SHEET #
1



Kiggins Concrete & Construction

3610 Hwy 30 W -- Pocatello, ID 83201

Phone: (208) 233-9165

Fax: (208) 232-2790

Tuesday, August 03, 2004

To Rob,

When we originally bid the Phase 3 project all the Trees that needed removed were stumps. The 4 Trees on the corner of Wayne and Poplar cost more to remove than we placed in the bid. We are requesting an additional \$100.00 per tree for the 4 trees on Poplar and 2 Trees at 640 Randolph. These six trees differ substantially from the trees that were indicated on the plans at bid time. Last year our Phase 1 bid we charged \$750.00 per tree.

Thank You

A handwritten signature in black ink, appearing to read 'Derek Nisson'. The signature is written in a cursive style with a large initial 'D'.

Derek Nisson



Kiggins Concrete & Construction

3610 Hwy 30 W -- Pocatello, ID 83201

Phone: (208) 233-9165

Fax: (208) 232-2790

Monday, August 02, 2004

To Rob,

We are requesting a 14 working day extension to our contract. The changes to Randolph and the changes made on the corner of Poplar and Wayne have delayed our progress. We are ready to start working on the East side of Randolph and are waiting for correct grade stakes.

Thank You

Derek Nisson

CHANGE ORDER

DATE OF ISSUANCE July 26, 2004

No. 6
EFFECTIVE DATE July 26, 2004

OWNER City of Pocatello
CONTRACTOR Kiggins Concrete & Construction
Contract: \$244,050.00
Project: Roosevelt-Alameda Neighborhood ROW Improvement Project Phase-3
OWNER's Contract No. 21347

ENGINEER RMES

ENGINEER's Contract No. 21347-3

You are directed to make the following changes in the Contract Documents:

Description: 609 East Cedar-Change 100 ft² of sidewalk to driveway approach @ \$1.00 per ft² as shown on the attached Plan Sheet 1. (100 ft² x \$1.00 = \$100.00).

Move the sidewalk to the back of the curb and gutter along the east side of Randolph.

Remove 2 trees in front of 640 Randolph. (2 x \$275.00 = \$550.00)

Replace 2 trees in front of 640 Randolph. (2 x \$400.00 = \$800.00)

Place a 25 ft approach in front of 664 Randolph instead of the 18 ft approach that is shown on the plans. (Change paid for by owner directly to Kiggins Concrete @ \$1.00 x 28 ft² = \$28.00)

Reason for Change Order: Requested by property owners and approved by the City.

Attachments: Plan Sheet for 609 East Cedar. (Sheet 1).

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$244,050.00</u>
Net Increase (Decrease) from previous Change Orders No. <u>1</u> to <u>5</u> : <u>\$5,886.25</u>
Contract Price prior to this Change Order: <u>\$249,936.25</u>
Net increase (decrease) of this Change Order: <u>\$1450.00</u>
Contract Price with all approved Change Orders: <u>\$251,386.25</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>July 2, 2004</u> Ready for final payment: <u>July 12, 2004</u> <p style="text-align: center;">(days or dates)</p>
Net change from previous Change Orders No. <u>1</u> to No. <u>4</u> : Substantial Completion: <u>56 Days</u> Ready for final payment: <u>56 Days</u> <p style="text-align: center;">(days)</p>
Contract Times prior to this Change Order: Substantial Completion: <u>August 27, 2004</u> Ready for final payment: <u>September 6, 2004</u> <p style="text-align: center;">(days or dates)</p>
Net increase (decrease) this Change Order: Substantial Completion: <u>0 Days</u> Ready for final payment: <u>0 Days</u>
Contract Times with all approved Change Orders: Substantial Completion: <u>August 27, 2004</u> Ready for final payment: <u>September 6, 2004</u>

RECOMMENDED:

By: [Signature]
ENGINEER (Authorized Signature)

Date: 7/26/04

APPROVED:

By: [Signature]
OWNER (Authorized Signature)

Date: 7/27/04

ACCEPTED:

By: [Signature]
CONTRACTOR (Authorized Signature)

Date: 8-2-04

CHANGE ORDER

DATE OF ISSUANCE August 9, 2004

No. 7
EFFECTIVE DATE August 9, 2004

OWNER City of Pocatello
CONTRACTOR Kiggins Concrete & Construction
Contract: \$244,050.00
Project: Roosevelt-Alameda Neighborhood ROW Improvement Project Phase-3
OWNER's Contract No. 21347

ENGINEER RMES

ENGINEER's Contract No. 21347-3

You are directed to make the following changes in the Contract Documents:

- Description:** -604 East Poplar-Remove 11' of Curb and Gutter and widen the driveway approach to be 23' wide. Total for Change = \$564.50 which will be paid by the property owner directly to Kiggins.
 -609 East Cedar-Remove existing concrete driveway back to the 2nd exposed joint and replace concrete sloping it away from the fence and house as specified in the field. Total Cost = \$576.00
 -Add 1 additional day to the completion date for the work.
 -Re-prep 150 ft of Curb and Gutter on the North west side of Park to match the vertical curve at the intersection of Park and E. Cedar. Total Cost = \$ 750.00.

Reason for Change Order: Work Changes requested by property owners and Engineer to prevent drainage problems.

Attachments: Cost break down for changes.

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$244,050.00</u>
Net Increase (Decrease) from previous Change Orders No. <u>1</u> to <u>6</u> : <u>\$7,836.25</u>
Contract Price prior to this Change Order: <u>\$251,886.25</u>
Net increase (decrease) of this Change Order: <u>\$1,326.00</u>
Contract Price with all approved Change Orders: <u>\$253,212.25</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>July 2, 2004</u> Ready for final payment: <u>July 12, 2004</u> (days or dates)
Net change from previous Change Orders No. <u>1</u> to No. <u>6</u> : Substantial Completion: <u>66 Days</u> Ready for final payment: <u>66 Days</u> (days)
Contract Times prior to this Change Order: Substantial Completion: <u>September 6, 2004</u> Ready for final payment: <u>September 16, 2004</u> (days or dates)
Net increase (decrease) this Change Order: Substantial Completion: <u>1 Days</u> Ready for final payment: <u>1 Days</u>
Contract Times with all approved Change Orders: Substantial Completion: <u>September 7, 2004</u> Ready for final payment: <u>September 17, 2004</u>

RECOMMENDED:

By: [Signature]
ENGINEER (Authorized Signature)

Date: 8/9/04

APPROVED:

By: [Signature]
OWNER (Authorized Signature)

Date: 8/10/04

ACCEPTED:

By: [Signature]
CONTRACTOR (Authorized Signature)

Date: 8-10-04

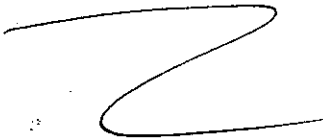
Roosevelt Changes

- Reprep and lower 150 ft of C & G on the north west side of Park @ \$5.00 per L.F.

$$150 \text{ ft} \times \$5.00 = \boxed{\$750.00}$$

*Time extensions are reflected in previous change orders.

Paid By PDA



Roosevelt Changes:

604 East Poplar:

*Change approach to be 23' wide on Randolph side

- Additional concrete approach @ \$2.75 (Bid Price) + \$1.00 (Change to Approach) = \$3.75/ft²

8ft x 8.5ft = 64ft² → Total square footage
 68ft² x \$3.75 = \$255.00

- Saw cut → \$150.00

- 11' Removal of C+G @ \$3.00 per foot

11' x \$3.00 = \$33.00

- 11' New C+G @ \$11.50 per foot

11' x \$11.50 = \$126.50

- 1 day additional Time

* Total	\$ 255.00
	150.00
	33.00
	126.50
	\$ 564.50

Paid By Owner

Roosevelt Changes

609 E. Cedar

- * We need to remove 2 sections of concrete to match the existing approach into the driveway.
- Remove $16' \times 8' = 128 \text{ft}^2$ of concrete @ $\$0.75 \text{ per ft}^2$

$$128 \text{ft}^2 \times \$0.75 = \boxed{\$96.00}$$

- Place 128ft^2 of New driveway approach @ $\$2.75 + \$1.00 = \$3.75 \text{ per ft}^2$

$$128 \text{ft}^2 \times \$3.75 = \boxed{\$480.00}$$

Total $\$96.00$
 480.00
 $\boxed{\$576.00}$

Paid By PDA



CHANGE ORDER

No. 8

DATE OF ISSUANCE August 11, 2004
 OWNER City of Pocatello
 CONTRACTOR Kiggins Concrete & Construction
 Contract: \$244,050.00
 Project: Roosevelt-Alameda Neighborhood ROW Improvement Project Phase-3
 OWNER's Contract No. 21347

EFFECTIVE DATE August 11, 2004
 ENGINEER RMES

ENGINEER's Contract No. 21347-3

You are directed to make the following changes in the Contract Documents:

Description:

- -615 Randolph-Install a 30 ft approach instead of the 20' approach shown on the plans. Cost of change 40 ft² x \$1.00 = \$40.00 which will be paid directly to Kiggins Concrete by the Property Owner.
- -672 Randolph-Replace 20 ft of Curb and Gutter for approach with regular curb and gutter. Cost of change \$300.00.
- -615 Wayne-remove one tree larger than 24" in diameter. Cost of change: \$500.00 + \$100.00 (requested by contractor for larger trees) = \$600.00.
- -690 Pershing-Place Curb in front of the existing sidewalks on the East Side of the store. Cost of change = \$1000.00; however, the project split the cost with the contractor and pay for \$500.00.
- -655 Wayne-Move the existing tree to a different location. Cost of change \$675.00.
- -697 Wayne-Remove 2 trees larger than 24" @ \$500.00 per tree. Remove 5 trees @ \$275.00 per tree. Cost of the change 2 x \$500.00 + 5 x \$275.00 = \$2,375.00.
- -646 Poplar-Install cub retaining wall. Cost for change \$850.00 (See attached invoice from Contractor for price breakdown.)

Reason for Change Order: PNHS development project plans to gain access to the property from the alley way.

Attachments: Letter regarding the change orders from the contractor

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$244,050.00</u>
Net Increase (Decrease) from previous Change Orders No. 1 to 7: <u>\$9,162.25</u>
Contract Price prior to this Change Order: <u>\$253,212.25</u>
Net increase (decrease) of this Change Order: <u>\$5,300.00</u>
Contract Price with all approved Change Orders: <u>\$258,512.25</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>July 2, 2004</u> Ready for final payment: <u>July 12, 2004</u> (days or dates)
Net change from previous Change Orders No. 1 to No. 7: Substantial Completion: <u>67 Days</u> Ready for final payment: <u>67 Days</u> (days)
Contract Times prior to this Change Order: Substantial Completion: <u>September 7, 2004</u> Ready for final payment: <u>September 17, 2004</u> (days or dates)
Net increase (decrease) this Change Order: Substantial Completion: <u>8 Days</u> Ready for final payment: <u>8 Days</u>
Contract Times with all approved Change Orders: Substantial Completion: <u>September 15, 2004</u> Ready for final payment: <u>September 25, 2004</u>

CHANGE ORDER

RECOMMENDED:

By: Mitchell Owen
ENGINEER (Authorized Signature)

Date: 8/24/04

APPROVED:

By: Lindell W. Turner
OWNER (Authorized Signature)

Date: 8/25/04

ACCEPTED:

By: [Signature]
CONTRACTOR (Authorized Signature)

Date: 8-27-04



Kiggins Concrete & Construction

3610 Hwy 30 W -- Pocatello, ID 83201

Phone: (208) 233-9165

Fax: (208) 232-2790

Wednesday, August 18, 2004

To Rob,

Request for change order.

655 Wayne, the home owner requested that we move his tree instead of removing and replacing. We are able to move this tree for the same price as cutting in down and replacing it.

697 Wayne, on the Wayne side of the property we removed 2 tree's larger than 24". We also still need to remove (5) 6"-24" Trees on the Cedar side of the property.

With the changes to staking on Wayne we are requesting an additional 4 days of contract time. All the water meters have to be moved, this has stopped our progress substantially.

We are also requesting 1 day for change order 8

We are also requesting 2 day for Pershing work and 1 day for tree removal on change order 9

These extra days can be placed on change order 10 or 11, or modify change orders 8 & 9.

We need the staking and engineering preformed in a more an expedited fashion. We currently have approximately 400 feet of staking we can not currently use. We are at a stand still on excavation and concrete placement.

Thank You

CHANGE ORDER

No. 9

DATE OF ISSUANCE August 30, 2004
 OWNER City of Pocatello
 CONTRACTOR Kiggins Concrete & Construction
 Contract: \$244,050.00
 Project: Roosevelt-Alameda Neighborhood ROW Improvement Project Phase-3
 OWNER's Contract No. 21347

EFFECTIVE DATE August 30, 2004
 ENGINEER RMES

ENGINEER's Contract No. 21347-3

You are directed to make the following changes in the Contract Documents:

Description: -Install a 4' Valley Gutter (Item 3 706-B) on the East Leg of the Poplar and Randolph intersection as shown on the attached plan sheet (Total Area = 200ft²). Cost for Change: Additional concrete-100 ft² (We overbid the original quantity by 100 ft²) x \$20.00 = \$2000.00. Additional asphalt-470 ft² x \$1.60 = \$752.00. Total \$2000.00 + \$752.00 = \$2,752.00.

-Replace 80 ft² of Concrete Sidewalk with Concrete Approach at 754 E. Poplar. Change is to be paid by the owner (80 ft² x \$1.00 = \$80.00).

Reason for Change Order: PNHS development project plans to gain access to the property from the alley way.

Attachments: Plan Sheet 1-800 E. Poplar

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$244,050.00</u>
Net Increase (Decrease) from previous Change Orders No. <u>1</u> to <u>7</u> : <u>\$14,462.25</u>
Contract Price prior to this Change Order: <u>\$258,512.25</u>
Net increase (decrease) of this Change Order: <u>\$2,752.00</u>
Contract Price with all approved Change Orders: <u>\$261,264.25</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>July 2, 2004</u> Ready for final payment: <u>July 12, 2004</u> (days or dates)
Net change from previous Change Orders No. <u>1</u> to No. <u>7</u> : Substantial Completion: <u>75 Days</u> Ready for final payment: <u>75 Days</u> (days)
Contract Times prior to this Change Order: Substantial Completion: <u>September 15, 2004</u> Ready for final payment: <u>September 25, 2004</u> (days or dates)
Net increase (decrease) this Change Order: Substantial Completion: <u>3 Days</u> Ready for final payment: <u>3 Days</u>
Contract Times with all approved Change Orders: Substantial Completion: <u>September 18, 2004</u> Ready for final payment: <u>September 28, 2004</u>

RECOMMENDED:

By: *Mitchell Price*
 ENGINEER (Authorized Signature)

Date: 8/27/04

APPROVED:

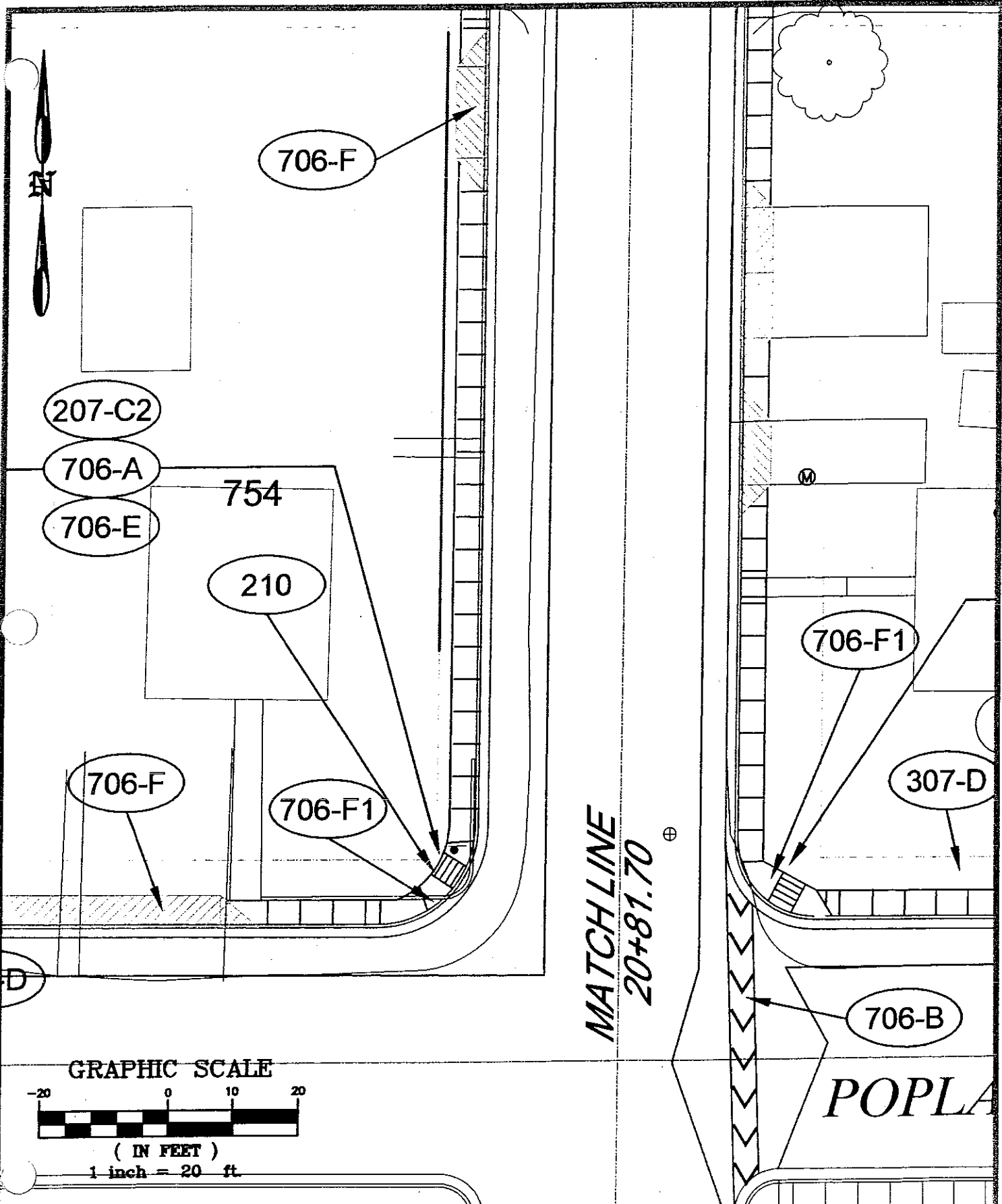
By: *Samuel W. Turner*
 OWNER (Authorized Signature)

Date: 8/31/04

ACCEPTED:

By: *[Signature]*
 CONTRACTOR (Authorized Signature)

Date: 9-1-04



CHANGE ORDER

No. 10

DATE OF ISSUANCE September 15, 2004
 OWNER City of Pocatello
 CONTRACTOR Kiggins Concrete & Construction
 Contract: \$244,050.00
 Project: Roosevelt-Alameda Neighborhood ROW Improvement Project Phase-3
 OWNER's Contract No. 21347

EFFECTIVE DATE September 15, 2004
 ENGINEER RMES

ENGINEER's Contract No. 21347-3

You are directed to make the following changes in the Contract Documents:

Description: Remove 12" diameter tree at 613 Randolph @ \$275.00 per tree. Cost for change = \$275.00.
 -Install a 4' Valley Gutter on Poplar as shown on the attached plan sheet. Cost for change: 170 ft² x \$20.00 = \$3,400.00. Removal of obstructions and base prep @ \$750 (for this valley gutter and the valley gutter on Change Order #9. 450 ft² x \$1.60 = \$720.00.

Reason for Change Order: Water is gathering and developing a substantial puddle on the corner of Poplar and Wayne.

Attachments: Plan Sheet for 604 Poplar

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$244,050.00</u>
Net Increase (Decrease) from previous Change Orders No. <u>1</u> to <u>9</u> : <u>\$17,214.25</u>
Contract Price prior to this Change Order: <u>\$261,264.25</u>
Net increase (decrease) of this Change Order: <u>\$5,145.00</u>
Contract Price with all approved Change Orders: <u>\$266,409.25</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>July 2, 2004</u> Ready for final payment: <u>July 12, 2004</u> (days or dates)
Net change from previous Change Orders No. <u>1</u> to No. <u>9</u> : Substantial Completion: <u>78 Days</u> Ready for final payment: <u>78 Days</u> (days)
Contract Times prior to this Change Order: Substantial Completion: <u>September 18, 2004</u> Ready for final payment: <u>September 28, 2004</u> (days or dates)
Net increase (decrease) this Change Order: Substantial Completion: <u>7 Days</u> Ready for final payment: <u>7 Days</u>
Contract Times with all approved Change Orders: Substantial Completion: <u>September 25, 2004</u> Ready for final payment: <u>October 5, 2004</u>

RECOMMENDED:

By: *Matthew Owen*
 ENGINEER (Authorized Signature)

Date: Sept 15, 2004

APPROVED:

By: *Lucretia W. Turner*
 OWNER (Authorized Signature)

Date: 9/16/04

ACCEPTED:

By: *[Signature]*
 CONTRACTOR (Authorized Signature)

Date: 9-17-04

WAYNE AVE.

614

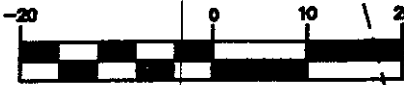
604

612

POPLAR ST.

INSTALL A 4' VALLEY GUTTER

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

RMES
 Rocky Mountain Engineering & Surveying
 156 South 2nd Avenue • Pocatello, ID 83201
 PHONE: (208) 234-9110 • FAX: (208) 234-9111 • EMAIL: rmes@rmes.biz

ROOSEVELT-ALAMEDA NEIGHBORHOOD

CITY OF POCATELLO
ROW IMPROVEMENT PROJECT

PROJECT NO
21347

DRAWING NAME
604 Poplar

SHEET #
1

CHANGE ORDER

No. 11

DATE OF ISSUANCE November 1, 2004
 OWNER City of Pocatello
 CONTRACTOR Kiggins Concrete & Construction
 Contract: \$244,050.00
 Project: Roosevelt-Alameda Neighborhood ROW Improvement Project Phase-3
 OWNER's Contract No. 21347

EFFECTIVE DATE November 1, 2004
 ENGINEER RMES

ENGINEER's Contract No. 21347-3

You are directed to make the following changes in the Contract Documents:

Description:

Additional Quantities (Added to Total)

- Item 207-C1 Removal of C & G, 288 L.F. @ 3.00 per L.F. = \$864.00
- Item 207-C2 Removal of SW, 1584 ft² @ \$0.75 per ft² = \$1,188.00
- Item 210-SRW Retaining Wall, 210 ft² @ \$20.00 per ft² = \$4,200.00
- Item 307-C-Gravel Restoration 1,070.21 ft²@ \$1.0 per ft² = \$1,070.21
- Item 307-D-Asphalt Restoration 10,992.72 ft²@ \$1.60 per ft² = \$17,588.35
- Item 706-E-Concrete SW 7,297.4 ft² @ \$2.75 = \$20,067.85
- Item 901-Irrigation Systems 368 L.F. @ \$3.00 = \$1,104.00
- Item 2040-Fence Repair 699 L.F. @ \$5.00 = \$3,495.00
- Remove the fence and place the gate at 296 Pershing. Cost of work = \$500.

Quantities Not Used (Taken out of Total)

- Item 307-E Sod Restoration 5,913.5 @ \$0.65 = \$3,843.79
- Item 706-B 4' Valley Gutter 2.8 ft²@ \$20.00 = \$56.00
- Item 2020-Tree Installation 10 trees @ \$400.00 per tree = \$4,000.00

Reason for Change Order: Unexpected quantity changes encountered during construction. Quantities weren't included in the original bid tab.

Attachments: Letter from Kiggins Concrete regarding the pavement patch.

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$244,050.00</u>
Net Increase (Decrease) from previous Change Orders No. <u>1</u> to <u>10</u> : <u>\$22,359.25</u>
Contract Price prior to this Change Order: <u>\$266,409.25</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>July 2, 2004</u> Ready for final payment: <u>July 12, 2004</u> (days or dates)
Net change from previous Change Orders No. <u>1</u> to No. <u>10</u> : Substantial Completion: <u>85 Days</u> Ready for final payment: <u>85 Days</u> (days)
Contract Times prior to this Change Order: Substantial Completion: <u>September 25, 2004</u> Ready for final payment: <u>October 5, 2004</u> (days or dates)

CHANGE ORDER

Net increase (decrease) of this Change Order:

\$42,177.62

Contract Price with all approved Change Orders:

\$308,586.87

Net increase (decrease) this Change Order:

Substantial Completion: 0 Days

Ready for final payment: 0 Days

Contract Times with all approved Change Orders:

Substantial Completion: September 25, 2004

Ready for final payment: October 5, 2004

RECOMMENDED:

By: *Michael Greer*
ENGINEER (Authorized Signature)

Date: 11/3/04

APPROVED:

By: *Lindell W. Turner*
OWNER (Authorized Signature)

Date: 11/3/04

ACCEPTED:

By: *[Signature]*
CONTRACTOR (Authorized Signature)

Date: 11-9-04