

**POCATELLO DEVELOPMENT AUTHORITY**  
**Board of Commissioners Meeting**  
**October 19, 2005**  
**11:00 a.m.**

**City Hall**  
**911 North 7<sup>th</sup> 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 September 21, 2005 – Motion to Approve and/or Amend

Minutes for October 10, 2005 – Motion to Approve and/or Amend

Financial Report: September Income and Expenses

Consider Approving Payment of 3rd Quarter 2005 Administrative Fees

**Central Corridor**

Consider Tori Shaver Project Application

Discussion on Whitman Hotel Project - *deleted*

Consider Approving Pay Request #73

Consider Approving Invoice #9933

**Roosevelt**

Consider Approving Invoice #2005339

Consider Approving Phase 4 Pay Request #2

**North Yellowstone Urban Renewal Area:**

Consider Approving Pay Request #19

Election of Officers for the Upcoming Year

Miscellaneous Items/Questions from Commissioners

**Executive Session if Required**

# POCATELLO DEVELOPMENT AUTHORITY

September 2005

## INCOME:

Old Town:	\$3,737.40 (Taxes Received)
Roosevelt:	\$1,796.76 (Taxes Received)
Central Corridor:	\$1,362.44 (Taxes Received)
Interest Income:	\$1,118.08

## EXPENSES:

Old Town:	\$6,210.18 (Transfer to RAF)
Roosevelt:	\$850.00 (RMES Invoice 2005297)
	\$1,200.00 (RMES Invoice 2005298)
	\$23,311.29 (Kiggins Phase 4 pay req 1)
Central Corridor:	\$2,058.92 (Transfer to RAF)
General Funds:	\$157.50 (PDA Lunch)

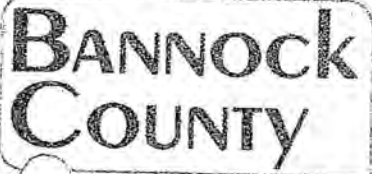
**DISTRICT ENDING BALANCES**  
**September 30, 2005**

<b>Bank Balance</b>		<b>\$934,536.01</b>
General Fund	29,521.38	
Discretionary Funds	466,011.24	
Kress Project	37.11	
Newtown District	0.00	
Alvin Ricken District	0.00	
Old Town District	3,737.40	
North Main District	0.00	
Roosevelt District	433,866.44	
Central Corridor District	1,362.44	
North Yellowstone District	<u>0.00</u>	
<b>District Totals</b>		<b>\$934,536.01</b>

Pocatello Development Authority  
Cash Budget - 2005

	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Actual July	Actual August	Actual September	Estimated October	Estimated November	Estimated December	Current Estimate 2005	Approved 2005
Beginning Balance	\$220,645.60	\$672,076.35	\$503,215.18	\$611,044.07	\$507,566.49	\$736,442.82	\$782,312.52	\$2,507,099.04	\$960,309.22	\$934,536.01	\$978,711.01	\$947,431.01	\$348,000.00	\$348,000.00
<b>SOURCES OF FUNDS</b>														
Kress District	2,332.48	0.00	0.00	37.10	0.00	0.00	3,217.75	0.00	0.00	0.00	0.00	0.00	\$5,587.33	\$5,634.18
Newtown District	23,877.15	0.00	153.48	255.07	0.00	0.00	34,495.19	0.00	0.00	0.00	0.00	0.00	\$58,780.89	\$58,615.70
Al Ricken Drive District	6,596.22	0.00	38,905.81	0.00	0.00	0.00	978,516.11	0.00	0.00	0.00	0.00	0.00	\$1,024,018.14	\$1,023,588.23
Old Town District	8,008.23	0.00	10,739.97	5,890.81	0.00	14,390.73	245,759.48	6,210.18	3,737.40	0.00	0.00	0.00	\$294,736.80	\$260,555.56
North Main District	65,832.99	0.00	31,278.36	0.00	0.00	0.00	19,893.97	0.00	0.00	0.00	0.00	0.00	\$117,005.32	\$131,927.08
Roosevelt District	194,423.64	0.00	1,313.43	836.78	0.00	0.00	213,270.97	5,811.56	1,796.76	0.00	0.00	0.00	\$417,453.14	\$414,694.31
Central Corridor District	56,291.89	0.00	28,966.53	2,099.47	0.00	30,666.01	279,979.94	2,058.92	1,362.44	120,000.00	0.00	0.00	\$521,425.20	\$559,631.43
North Yellowstone District	115,048.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$115,048.13	\$102,274.92
General Funds	99.00	0.00	0.00	0.00	0.00	0.00	0.00	15.95	0.00	0.00	0.00	0.00	\$114.95	\$0.00
Board Disc.	51,476.21	0.00	0.00	0.00	240,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$291,476.21	\$0.00
Interest Income	232.29	494.13	496.63	599.73	821.94	899.12	1,071.49	1,061.57	1,118.08	270.00	270.00	270.00	\$7,604.98	\$3,240.00
<b>TOTAL</b>	<b>524,218.23</b>	<b>494.13</b>	<b>111,854.21</b>	<b>9,718.56</b>	<b>240,821.94</b>	<b>45,955.86</b>	<b>1,776,204.90</b>	<b>15,158.18</b>	<b>8,014.68</b>	<b>120,270.00</b>	<b>270.00</b>	<b>270.00</b>	<b>\$2,853,251.09</b>	<b>\$2,559,361.41</b>
<b>CASH AVAILABLE</b>	<b>\$744,863.83</b>	<b>\$672,570.48</b>	<b>\$615,069.39</b>	<b>\$620,763.03</b>	<b>\$748,390.43</b>	<b>\$782,398.68</b>	<b>\$2,558,517.42</b>	<b>\$2,522,257.22</b>	<b>\$968,323.90</b>	<b>\$1,054,806.01</b>	<b>\$978,981.01</b>	<b>\$947,701.01</b>	<b>\$3,201,251.09</b>	<b>\$2,907,361.41</b>
<b>APPLICATION OF FUNDS</b>														
Kress District	0.00	2,332.48	0.00	0.00	0.00	0.00	0.00	3,217.74	0.00	0.00	0.00	0.00	\$5,550.22	\$5,634.18
Newtown District	0.00	23,877.15	0.00	153.48	255.07	0.00	0.00	34,495.19	0.00	0.00	0.00	0.00	\$58,780.89	\$58,615.70
Al Ricken Drive District	0.00	6,596.22	0.00	38,905.81	0.00	0.00	0.00	978,516.11	0.00	0.00	0.00	0.00	\$1,024,018.14	\$1,023,588.23
Old Town District	0.00	12,485.53	0.00	10,739.97	5,890.81	0.00	14,390.73	245,759.48	6,210.18	0.00	0.00	0.00	\$295,476.70	\$260,555.56
North Main District	0.00	65,832.99	0.00	31,278.36	0.00	0.00	0.00	19,893.97	0.00	0.00	0.00	0.00	\$117,005.32	\$131,927.08
Roosevelt District	3,100.00	1,500.00	3,870.00	0.00	174.25	0.00	3,150.00	0.00	25,361.29	62,320.00	31,400.00	71,251.62	\$202,127.16	\$280,651.62
Central Corridor District	0.00	56,649.25	0.00	28,966.53	2,099.47	0.00	30,666.01	279,979.94	2,058.92	10,500.00	0.00	0.00	\$410,920.12	\$371,031.43
North Yellowstone District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00
General Funds	3,229.69	81.68	155.32	3,150.39	3,528.01	86.16	3,195.69	61.60	157.50	3,225.00	100.00	100.00	\$17,071.04	\$13,700.00
Board Disc.	66,457.79	0.00	0.00	0.00	0.00	0.00	0.00	23.97	0.00	0.00	0.00	0.00	\$66,481.76	\$0.00
Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00	15.95	0.00	0.00	50.00	50.00	50.00	\$165.95	\$600.00
<b>TOTAL</b>	<b>72,787.48</b>	<b>169,355.30</b>	<b>4,025.32</b>	<b>113,194.54</b>	<b>11,947.61</b>	<b>86.16</b>	<b>51,418.38</b>	<b>1,561,948.00</b>	<b>33,787.89</b>	<b>76,095.00</b>	<b>31,550.00</b>	<b>71,401.62</b>	<b>\$2,197,597.30</b>	<b>\$2,146,303.80</b>
<b>ENDING BALANCE</b>	<b>\$672,076.35</b>	<b>\$503,215.18</b>	<b>\$611,044.07</b>	<b>\$507,568.49</b>	<b>\$736,442.82</b>	<b>\$782,312.52</b>	<b>\$2,507,099.04</b>	<b>\$960,309.22</b>	<b>\$934,536.01</b>	<b>\$978,711.01</b>	<b>\$947,431.01</b>	<b>\$876,299.39</b>	<b>\$1,003,653.79</b>	<b>\$761,057.61</b>





**BANNOCK DEVELOPMENT CORPORATION**

ISU Research and Business Park  
1651 Alvin Ricken Drive  
Pocatello, Idaho 83201  
[www.bannockdevelopment.org](http://www.bannockdevelopment.org)

*Committed to the continued economic development of Bannock County, Idaho*

**POCATELLO DEVELOPMENT AUTHORITY**

**Administration Invoice  
July 2005 through September 2005**

Administration/Clerical*: 2nd Quarter 2005 (7/05-9/05)	3,000.00
Postage/Copies: 2nd Quarter 2005 (7/05 - 9/05)	<u>125.00</u>
<b>INVOICE TOTAL:</b>	<b>\$3,125.00 SD</b>

\* Timesheet breakdown attached.





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

1536

10/19/2005

TO THE Bannock Development Corp  
ORDER OF

\$ \*\*3,125.00

Three Thousand One Hundred Twenty-Five and 00/100\*\*\*\*\*

DOLLARS

Bannock Development Corp

FOR 3rd Quarter Admin (7/05-9/05)

⑈001536⑈ ⑆124100064⑆ 004 00247 39⑈

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

**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 3<sup>rd</sup> 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: Tori and Lorri Shaver Date: September 1, 2005

Mailing Address: 422 Spoon Drive Pocatello, ID 83204

Work Phone: 232-9392 Cell Phone: 406-1024 E-Mail: tshaver@ssidaho.com

Project Description: Build a new two story, 9,600 sq ft. building to house two businesses; a retail pharmacy and a closed door pharmacy.

Project Location: 235 South 4th Avenue, Pocatello, ID 83201

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: \$19,075.00

Estimated Construction Value of Project: \$1,100,000.00 (acquisition and construction)

Number of jobs created by this project: 20 Wage range of jobs: \$30,000 - \$90,000

Employee Benefits?  Yes  No If yes, please describe Health, dental, vision disability, life insurances, 401K and SERP retirement plans

**PDA Pre-Application, Page 2**

Time frame for job creation: Spring of 2006 (earliest) - Fall of 2006 (latest)

Construction start date for Project: NOV 2005 Anticipated completion date: MAY 2006

Briefly describe other public benefit(s) associated with this project: Retail pharmacy  
will provide neighborhood with access to health care professionals.

Does this project compete with other, already established businesses? How? Retail  
pharmacies will compete. Super Save will be relocated.

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: Property and business owner

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 Utility services to building

Amount of Assistance Requested: \$75,000

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: \_\_\_\_\_



PDA PRE-APPLICATION  
REVIEW MATRIX

Reviewer Name: \_\_\_\_\_

Date: \_\_\_\_\_

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



PDA PRE-APPLICATION  
REVIEW MATRIX

Reviewer Name: \_\_\_\_\_

*Carmina Burtel*

Date: \_\_\_\_\_

*10/10/05*

Review Element	Point Value Earned				
	0-Points	3-Points	5-Points	7-Points	10-Points
Condition of Blight (Part of Existing Inventory)?			X		
Ratio of Construction Value to Current Assessed Value					X
Quantity of Jobs Created					X
Quality of Jobs Created (Type/Wage)					X
Public Benefit of Project			X		
Competition With Other Businesses					X
Ratio of Project Costs To Project Revenue			X		
Certainty and Immediacy of the Project					X
Type of Assistance Requested			X		
Form of Assistance Requested			X		
Column Totals			25		50
All Total					75

FROM : CITY OF POCATELLO CD&R  
 Oct 10 05 03:53p  
 FAX NO. : 208-234 6586  
 208-234-0268  
 Oct. 10 2005 04:21PM P1  
 P.5

PDA PRE-APPLICATION  
 REVIEW MATRIX

Reviewer Name: Robert E. Chambers

Date: 10 October 2005

Review Element	Point Value Earned				
	0-Points	3-Points	5-Points	7-Points	10-Points
Condition of Blight (Part of Existing Inventory)?				X	
Ratio of Construction Value to Current Assessed Value					X
Quantity of Jobs Created				X	
Quality of Jobs Created (Type/Wage)					X
Public Benefit of Project			X		
Competition With Other Businesses			X		
Ratio of Project Costs To Project Revenue	X *				
Certainty and Immediacy of the Project				X	
Type of Assistance Requested					X
Form of Assistance Requested				X	
Column Totals	0	0	10	28	30
All Total					68

\* No Revenue as it is not in a URA/TIF district.

# Pocatello Development Authority

ISU Research and Business Park  
1651 Alvin Ricken Drive  
Pocatello, Idaho 83201

October 19, 2005

*An urban renewal agency for the City of Pocatello, Idaho*

Tori and Lorri Shaver  
422 Spoon Drive  
Pocatello, Id 83204

RE: Pocatello Development Authority Application For Tax Increment Financing

Dear Tori and Lorri,

The Pocatello Development Authority (PDA) Board of Commissioners considered your application for Tax Increment Financing (TIF) at today's monthly meeting. A review of the project by Robert Chambers and myself determined that the project fit the criteria for Discretionary Fund financing with Commissioner approval.


This letter is to inform you that your application for up to \$75,000 in infrastructure improvements was approved with the following conditions:

1. I am to confirm current employment numbers with the company.
2. For each new job created, in addition to the beginning employment numbers, over the next 5 years, the PDA will credit \$17,500 against the \$75,000.  
(Example – If 5 new positions are created over the 5-year period, the \$75,000 will be considered a grant and you owe nothing in return.)
3. If five new jobs are not created over the next 5 years, the \$75,000 will be considered a loan to be repaid at the rate of 5% interest, due at the end of the five years. (Example – If you only create four new jobs in the 5 year period, you would owe the PDA \$17,500 plus 5% interest from the date the last new job was created until the end of the 5 year period.)

We can work out the details when we actually fund the project. As I explained on the phone, we will not have funds available for this project until March 2006 and we pay from actual invoices. If you retain invoices from contractors for the infrastructure improvements made prior to March 2006 we will reimburse those expenses as per our agreement.

Thank you for expanding in Pocatello. We appreciated your dedication to the community and we look forward to the completion of your project.

Cordially,

  
Raymond Burstedt  
Executive Director

**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 3<sup>rd</sup> 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: Tori and Lorri Shaver Date: September 1, 2005

Mailing Address: 422 Spoon Drive Pocatello, ID 83204

Work Phone: 232-9392 Cell Phone: 406-1024 E-Mail: tshaver@ssidaho.com

Project Description: Build a new two story, 9,600 sq. ft. building to house two businesses; a retail pharmacy and a closed door pharmacy.

Project Location: 235 South 4th Avenue, Pocatello, ID 83201

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: \$19,075.00

Estimated Construction Value of Project: \$1,100,000.00 (acquisition and construction)

Number of jobs created by this project: 20 Wage range of jobs: \$30,000 - \$90,000

Employee Benefits?  Yes  No If yes, please describe Health, dental, vision disability, life insurances, 401K and SERP retirement plans

**PDA Pre-Application, Page 2**

Time frame for job creation: Spring of 2006 (earliest) - Fall of 2006 (latest)

Construction start date for Project: NOV 2005 Anticipated completion date: MAY 2006

Briefly describe other public benefit(s) associated with this project: Retail pharmacy  
will provide neighborhood with access to health care professionals.

Does this project compete with other, already established businesses? How? Retail  
pharmacies will compete. Super Save will be relocated.

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: Property and business owner

Type of Assistance Requested  
(check all that apply):

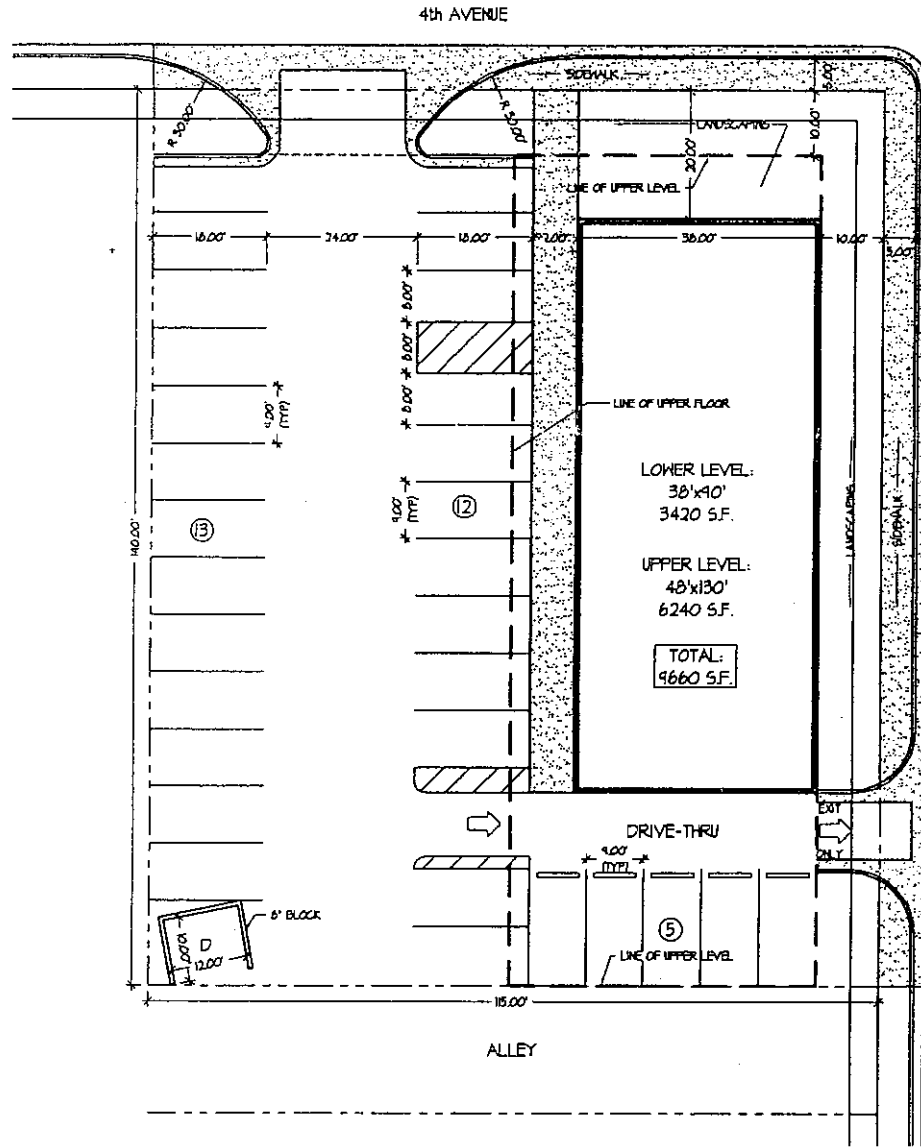
- Public Infrastructure (water, sewer, street, etc.).
- Public Facility (building, park, parking lot, etc.).
- Match for other funding.
- Inspections, tests, surveys, appraisals, etc.
- Property Acquisition.
- Structure Demolition and Clearance.
- Other? Please Specify Utility services to building

Amount of Assistance Requested: \$75,000

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

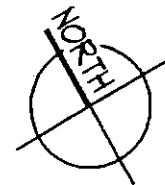
Other helpful information? Please list: \_\_\_\_\_

**THANK YOU!**



# SITE PLAN

SCALE: 1" = 30'-0"



Myers ■ Anderson

- Architecture
- Interior Design
- Landscape Architecture

101 North Main Street  
 Pocatello, Idaho 83204  
 Tel. (208) 232-3741  
 Fax (208) 232-3782

PROJECT  
**T & LS COMMERCIAL  
 DEVELOPMENT**

POCATELLO,

IDAHO

DATE:  
08-10-2005

SKETCH NO.

1

1 OF 1

PDA PRE-APPLICATION  
REVIEW MATRIX

Reviewer Name: \_\_\_\_\_

Date: \_\_\_\_\_

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



## The Housing Company

October 6, 2005

Raymond Burstedt  
Pocatello Development Authority  
1651 Alvin Ricken Drive  
Pocatello, ID 83201

*removed from  
agenda for Oct 19 mtg*

Re: Whitman Hotel Rehabilitation

Dear Mr. Burstedt:

This letter shall serve as a request for the first release of PDA funds in the amount of \$250,000, which have been committed by the Pocatello Development Authority for the Whitman Hotel. We have made significant progress toward moving forward with the rehabilitation of this historic building. To date we have obtained a reservation of Low Income Housing Tax Credits from Idaho Housing and Finance Association, the National Parks Service has formally determined that the building contributes to the significance of the locally and nationally designated Pocatello Historic District and we are currently making application for a construction loan to Wells Fargo Bank. With the commitment of these resources we are in a position to move forward with the rehabilitation of the Whitman Hotel. Release of the PDA funds is the next critical step in this endeavor and will enable us to enter the next phase of development.

At your earliest convenience we request you release a check to Pocatello Downtown Housing Limited Partnership, P.O. Box 6943, Boise, ID 83707. The Pocatello Development Authority is making an important contribution in the future of the Historic District of Downtown Pocatello. Thank you for your help in making this project possible.

If you require any further information please do not hesitate to contact me at (208) 331-4711.

Sincerely,

Kathryn Almberg  
Housing Development Officer

Enclosures: LIHTC Tax Credit Reservation Letter  
National Parks Service Letter

Cc: Jerry Myers, Myers Anderson Architects  
Laura Shaffer, The Housing Company







P.O. Box 7899

(565 W. Myrtle Street)

Boise, Idaho 83707-1899

Phone 208-331-4882

Fax 208-331-4802

www.ihfa.org

TDD 800-545-1833 Ext. 400

November 17, 2004

Laura A. Shaffer  
The Housing Company  
P.O. Box 6943  
Boise, ID 83707-0943

RE: Whitman & Yellowstone Apartments  
HC0507

Dear Ms. Shaffer:

We are pleased to inform you that Low-Income Housing Tax Credits in the amended amount of \$395,441. Successful tax credit applicants scored between 209 and 249 points. Your development scored 249 points.

Documentation for your reservation and any contingencies that apply will be sent to you for your review and signature. At this time we are providing a Summary of Adjustments which reflects our evaluation of your proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "R. E. Reed".

Robert E. Reed, Jr.  
Vice President, Real Estate Lending

Enclosures



Postmarked DC 7/29/05  
Rec'd 8/1/05



## United States Department of the Interior

NATIONAL PARK SERVICE  
1849 C Street, N.W.  
Washington, D.C. 20240

IN REPLY REFER TO:

H30(2255)

July 26, 2005

Ms. Katherine Andros  
1260 Fern  
Pocatello, ID 83201

PROPERTY: Whitman Hotel, 122 South Main Street, Pocatello, ID  
PROJECT NUMBER: (16428)  
TAXPAYER ID NUMBER: 519-64-8555

Dear Ms. Andros:

The National Park Service has determined that the subject property contributes to the significance of the Pocatello Historic District. This determination is made in response to the Historic Preservation Certification Application -- Part 1 submitted to this office.

Please be advised that Federal regulations require submission of adequate photographic documentation of the building's exterior and interior before the start of rehabilitation work. While the submitted photographs are sufficient for us to determine that this property contributes to the historic district, they are too small to provide detailed information about the pre-rehabilitation appearance and condition of the property. Thus, they are insufficient for our review of your Part 2 application (please see enclosed letter requesting additional information for the Part 2 review).

If you have any questions, please do not hesitate to call me at (202) 354-2044.

Sincerely,

Gary Sachau  
Technical Preservation Services Branch

cc: IRS  
ID SHPO  
Jerry Myers, 101 North Main Street, Pocatello, ID 83201

**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, 3<sup>rd</sup> 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-73
2. Payment is due to: Wells Fargo Bank
3. The amount to be disbursed is: \$156.00
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: October 19, 2005

**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-73**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
UCC Continuation Invoice 219723	Wells Fargo Bank WF 8113 PO Box 1450 Minneapolis, NM 55485-8113	\$156.00 <i>SD</i>
	<b>INVOICE TOTAL</b>	<b>\$156.00</b>

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

# Fee Invoice

Corporate Trust Services

# WELLS FARGO

**Invoice Number**

219723

**Billing Date**

9/23/2005

**Due Date**

Due Upon Receipt

**Amount Due**

\$156.00

*Please mail or wire payment to:*

**Mailing Address:**

Wells Fargo Bank  
WF 8113  
P.O. Box 1450  
Minneapolis, MN 55485-8113

**Wire Instructions:**

ABA #: 121000248  
DDA #: 1000031565  
Memo: Invoice #, Account Name, Attn Name

**ACH Instructions:**

ABA #: 091000019  
DDA #: 1000031565  
Memo: Invoice #, Account Name, Attn Name

Pocatello Development Authority  
Attn: Mr. Raymond Burstedt  
ISU Business & Technology Center  
1651 Alvin Ricken Drive

Pocatello, ID 83201

*Please return this portion of the statement with your payment in the envelope provided:*

*Please retain this portion for your records*

**Current Charges:**

Account Number: 3666700

Pocatello ID DARA (Tax Incr) Bds 2000A

UCC Continuation

1

For the Period 9/22/2005 thru 9/22/2005

Per invoice from Skinner  
Fawcett

\$156.00

**Current Charges**

**\$156.00**

*Billings past due are subject to an 18% annual finance charge of the balance due.*

*Please address questions to Twyla Gauthier Phone - 208-393-5491 Email - Twyla.D.Gauthier@wellsfargo.com*

*Page 1 (219723)*

SKINNER FAWCETT  
515 South Sixth Street  
P. O. Box 700  
Boise, ID 83701  
(208)345-2663

Wells Fargo Bank, N.A.  
Attn: Sharon Marchetti  
Corporate Trust Services, MAC U 1858-033  
877 W. Main St., 3rd Floor  
Boise ID 83702

August 09, 2005  
Invoice Number: 9154

In Reference To: Pocatello Development Authority  
File Number: 01-6416(53)G

PROFESSIONAL SERVICES

	<u>Amount</u>
8/9/2005 DG Services in connection with filing UCC-3 continuation / assignment	150.00
For Professional Services Rendered	150.00
COSTS ADVANCED	
8/9/2005 Secty of State	6.00
Total costs	6.00
Total Fees and Costs Advanced	156.00
Balance due	156.00

ENTITY 000  
AMT \$ 156.00  
GL # 489004  
AU # 38195  
SIG. Sharon Marchetti  
NAME Sharon Marchetti  
TOKEN 444966  
DATE 8-24-05

FOKSTELLER, HENRY  
1231 N. 10TH ST  
FOKSTELLER, IA 50501

FOKSTELLER, HENRY  
1231 N. 10TH ST  
FOKSTELLER, IA 50501

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	URBAN FORESTRY-PLANT MATERIAL	10.25	10.25
	101 SERVICE		
	STATE VARIETY ART		
	LABOR CHARGES	125.25	
	TRANSIT FEE	10.00	

THE CITY OF FOKSTELLER THANKS YOU FOR YOUR PAYMENT  
A MUNICIPAL CORPORATION OF IOWA  
TOTAL DUE: \$170.25

PLEASE DETACH AND SEND THIS COUPON WITH PAYMENT

FOKSTELLER, HENRY  
1231 N. 10TH ST  
FOKSTELLER, IA 50501  
CITY OF FOKSTELLER  
ATTN: FINANCE DEPT  
FOKSTELLER, IA 50501  
INVOICE NO: 12345  
TERMS: NET 30 DAYS  
AMOUNT: \$170.25

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

1537

10/19/2005

PAY TO THE ORDER OF City of Pocatello

\$ \*\*70.25

Seventy and 25/100\*\*\*\*\* DOLLARS

City of Pocatello

FOR Invoice 9933

MP

⑈001537⑈ ⑆124100064⑆ 004 00247 39⑈

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



October 12, 2005

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

Re: Roosevelt-Alameda Phase 4, Pay Request #2

Dear Mr. Turner,

We have completed our analysis of the 2nd pay request on Phase 4 of the Roosevelt Alameda Neighborhood Improvement Project. We recommend a payment of \$86,198.87 be made to Kiggins' Concrete which reflects a 5% retainage. This is the total amount due through October 1, 2005.

The project is approximately 80% complete. We anticipate the contractor taking another 2 weeks to finish the project. Several extra days have been requested due to rain. Attached is a letter that we put together in response to the requested days. We have met with the City of Pocatello and have processed the requested days. As of September 26, we granted them 8 days total which made the completion date October 7, 2005. Since the letter, we have received several other requests for rain days. We plan to meet with the city of Pocatello to evaluate the additional days requested and will respond in the same fashion.

I have also attached a copy of the invoice that the contractor sent us for this pay period. We agree in the amounts requested

In this pay period change order #2 was served. A copy has been attached and the totals on the summary spreadsheets reflect these amounts.

The contractor is working hard to finish the project and has been very cooperative to correct all the items that we have requested. If you have any questions or require additional information please let us know.

Sincerely,  
  
J. Mitchell Greer, PE/PLS  
RMES OF IDAHO  
GREER

Attachments

# APPLICATION FOR PAYMENT

ROOSEVELT-ALAMEDA NEIGHBORHOOD ROW IMPROVEMENT PROJECT  
PHASE 4

Page 1

Monthly Estimate No. 2

Job No. 21347

	Amount
Contract Amount .....	<u>\$189,342.00</u>
Amount of Approved Extra Work (CHANGE ORDERS) .....	<u>\$3,880.10</u>
Total Contract .....	<u>\$193,222.10</u>
Total Earned through 10/1/2005 .....	<u>\$115,273.85</u>
Less 5% Retainage .....	<u>\$5,763.69</u>
Net Amount Due .....	<u>\$109,510.16</u>
Advance for Materials delivered to Job Site .....	<u>\$0.00</u>
Less Previous Payment .....	<u>\$23,311.29</u>
Balance Due this Payment .....	<u>\$86,198.87</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: 10/11/05

ROCKY MOUNTAIN ENGINEERING & SURVEYING

BY: Mitchell Greer  
(Mitchell Greer)



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

DATE: 10-12-05 Contractor: Dennis Turner

Approved For Payment  
Lindell W. Turner 10/12/05  
By: Kiggins Concrete

City of Pocatello  
Roosevelt Alameda Nighborhood Improvement Project  
Pocatello, ID



**ROOSEVELT-ALAMEDA NEIGHBORHOOD IMPROVEMENT PROJECT**

**PHASE 4**

Contractor: Kiggins Concrete  
 Last Updated: October 11, 2005

By: Rob

ISRE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL	1-Sep-05	1-Oct-05	1-Nov-05	Total Remaining	% Complete
						Pay Request #1	Pay Request #2	Pay Request #3		
<b>SITE PREP</b>										
207-A	Misc. Removal of Obstructions	L.S.	1	\$ 2,000.00	\$ 2,000.00	\$ 500.00	\$ 1,500.00		\$ -	100%
207-C1	Removal of Curb and Gutter	L.F.	578.6	\$ 5.00	\$ 2,893.00	\$ 650.00	\$ 1,723.00		\$ 520.00	82%
207-C2	Removal of Concrete	S.F.	2,190	\$ 1.00	\$ 2,190.00	\$ 197.70	\$ 1,498.05		\$ 494.25	77%
207-D1	Removal of 0"-6" Dia. Tree	E.A.	9	\$ 275.00	\$ 2,475.00	\$ 1,100.00			\$ 1,375.00	44%
207-D2	Removal of 6"-24" Dia. Tree	E.A.	6	\$ 350.00	\$ 2,100.00	\$ 1,750.00			\$ 350.00	83%
207-D3	Removal of tree (Larger than 24")	E.A.	7	\$ 500.00	\$ 3,500.00	\$ 1,500.00	\$ 1,000.00		\$ 1,000.00	71%
210	SRW Retaining Wall	S.F.	500	\$ 18.00	\$ 9,000.00	\$ -			\$ 9,000.00	0%
<b>SURFACE REPAIRS</b>										
307-A1	Misc. Surface Restoration	C.A.	1	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 1,000.00		\$ 1,000.00	50%
307-D	(Asphalt) Restoration	S.F.	7,887.4	\$ 4.00	\$ 31,549.60	\$ -	\$ 8,179.60		\$ 23,370.00	26%
307-B	(Concrete) Restoration	S.F.	1,150	\$ 3.60	\$ 4,140.00	\$ -	\$ 2,250.00		\$ 1,890.00	54%
307-C	Gravel Restoration	S.F.	1,200	\$ 1.00	\$ 1,200.00	\$ -	\$ 300.00		\$ 900.00	25%
307-E	Sod Restoration	S.F.	12,500	\$ 0.85	\$ 10,625.00	\$ -			\$ 10,625.00	0%
<b>CONCRETE CONSTRUCTION</b>										
706-A	Curb and Gutter (Type Unspecified)	L.F.	685.6	\$ 15.00	\$ 10,284.00	\$ 2,821.50	\$ 5,581.50		\$ 1,881.00	82%
706-E	Concrete Sidewalk	S.F.	22,553	\$ 3.50	\$ 78,935.50	\$ 7,819.00	\$ 55,476.50		\$ 15,638.00	80%
<b>MISC CONSTRUCTION</b>										
901	Irrigation System Repairs	L.F.	900	\$ 4.00	\$ 3,600.00	\$ -	\$ 2,700.00		\$ 900.00	75%
2040	Fence Repair	L.F.	1,090	\$ 5.00	\$ 5,450.00	\$ -	\$ 2,725.00		\$ 2,725.00	50%
<b>MISC ITEMS</b>										
1103	Traffic Control	L.S.	1	\$ 4,000.00	\$ 4,000.00	\$ 1,000.00	\$ 2,000.00		\$ 1,000.00	75%
2010	Mobilization	L.S.	1	\$ 12,000.00	\$ 12,000.00	\$ 7,200.00	\$ 4,800.00		\$ -	100%
2020	Tree Installation	E.A.	12	\$ 440.00	\$ 5,280.00	\$ -			\$ 5,280.00	0%
2050	Towing	C.A.	1	\$ -	\$ -	\$ -			\$ -	0%
<b>Total</b>					<b>\$ 193,222.10</b>	<b>\$ 24,538.20</b>	<b>\$ 90,735.65</b>	<b>\$ -</b>	<b>\$ 77,948.25</b>	<b>60%</b>
<b>5% Retainage</b>						<b>\$ 1,226.91</b>	<b>\$ 4,536.78</b>	<b>\$ -</b>		
<b>Recommended Payment:</b>						<b>\$ 23,311.29</b>	<b>\$ 86,198.87</b>	<b>\$ -</b>		

The total amount reflects Change Orders 1 through 2.

<b>Total Amount Completed:</b>	<b>\$ 115,273.85</b>
Retainage	\$ 5,763.69
Previous Payments	\$ 23,311.29
<b>Amount Due</b>	<b>\$ 86,198.87</b>

# Roosevelt - Alameda Neighborhood Phase 4

## Schedule of Values

Period Start Date: **7/1/2005** Period End Date: **7/31/2005**

### Progress Payment #2 (10/01/05)

TO: RWE5, 155 S. 2nd Ave., Pocatello, Id 83201

Phone: 208-234-0110 Fax: 208-234-0111

FROM: KIGGINS CONCRETE, 3010 HWY 30 W, POCA TELLO, ID 83201, (208) 233-9160

Item #	Qty	Description	\$ Complete	% Complete	\$ Remaining	Contract \$
		<b>SITE PREP</b>	0.00	0.0%	0.00	0.00
1	1	Misc. Removal of Obstructions	2000.00	100.0%	0.00	2000.00
2	520	Removal of Curb and Gutter	2080.00	80.0%	520.00	2600.00
3	1977	Removal of Concrete	1482.75	75.0%	494.25	1977.00
4	9	Removal of 0"-6" Dia.Tree	1100.00	44.5%	1375.00	2475.00
5	6	Removal of 6"-24" Dia.Tree	1750.00	83.3%	350.00	2100.00
6	5	Removal of Tree (Larger than 24")	1500.00	60.0%	1000.00	2500.00
7	500	SRW Retaining Wall	0.00	0.0%	9000.00	9000.00
		<b>SURFACE REPAIRS</b>	0.00	0.0%	0.00	0.00
8	1	Misc. Surface Repairs	1000.00	50.0%	1000.00	2000.00
9	7790	(Asphalt) Restoration	7790.00	25.0%	23370.00	31160.00
10	1050	(Concrete) Restoration	1890.00	50.0%	1890.00	3780.00
11	1200	(Gravel) Restoration	300.00	25.0%	900.00	1200.00
12	12500	(Sod) Restoration	0.00	0.0%	10625.00	10625.00
		<b>CONCRETE CONSTRUCTION</b>	0.00	0.0%	0.00	0.00
13	627	Curb and Gutter (Type Unspecified)	7524.00	80.0%	1881.00	9405.00
14	22340	Concrete (S.W. Handicap Ramp & Approach)	62552.00	80.0%	15638.00	78190.00
		<b>MISC. CONSTRUCTION</b>	0.00	0.0%	0.00	0.00
15	900	Irrigation System Repairs	2700.00	75.0%	900.00	3600.00
16	1090	Fence Repair	2725.00	50.0%	2725.00	5450.00
		<b>Misc. Items</b>	0.00	0.0%	0.00	0.00
17	1	Traffic Control	3000.00	75.0%	1000.00	4000.00
18	1	Mobilization	12000.00	100.0%	0.00	12000.00
19	12	Tree Installation	0.00	0.0%	5280.00	5280.00
20	1	Towing	0.00	0.0%	0.00	0.00
21	1	CO #1	1210.10	100.0%	0.00	1210.10
22			2670.00	100.0%	0.00	2670.00
		<b>TOTALS.....</b>	<b>115273.85</b>	<b>59.7%</b>	<b>77948.25</b>	<b>193222.10</b>

<b>Original Contract Amount</b>	<b>189342.00</b>
<b>Approved Change Orders/ PLUS EXTRA'S</b>	<b>3880.10</b>
<b>Adjusted Contract Amount</b>	<b>193222.10</b>
<b>Value of Work Completed to Date/or Material @ Site</b>	<b>115273.85</b>
<b>Value of Change Orders Completed to Date</b>	<b>3880.10</b>
<b>Total to Date (____% Complete)</b>	<b>59.7%</b> <b>115273.85</b>
<b>Less Amount Retained (5%)</b>	<b>5763.69</b>
<b>Total Less Retainage</b>	<b>109510.16</b>
<b>Less Previous Payments</b>	<b>23311.29</b>
<b>Balance to Finish, Including Retainage</b>	<b>83711.94</b>

<b>Amount Due this Request</b>	<b>86198.87</b>
<b>Amount Retainage Due</b>	<b>0.00</b>
<b>Interest on amount Due</b>	<b>0.00</b>
<b>Total Amount Due</b>	<b>86198.87</b>

September 26, 2005

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

Re: Extra Days

Dear Don,

We have met with the City of Pocatello to discuss the extra days that you have requested on your letters dated September 21 and September 23, 2005. We have researched the requested rain days. As of today, September 26, 2005, we will grant you 8 days total. The following days will be added to the contract completion date:

- August 18, 2005-Rainday (Verified)
- September 17, 2005-Rainday (Verified)
- September 21, 2005-Rainday (Verified)
- September 23, 2005-Rainday (Verified)
- 2 Days for Change Order #1
- 2 Days for Change Order #2

The new completion date is Friday, October 7, 2005. The other rain days requested were not valid according to recorded weather conditions. Also, the 2 additional days requested for the delay in receiving Change Order #2 will not be granted. The RMES project manager being out of the office does not justify not working for 2 days. There is a substantial amount of work that remains on the project that could have been done during his absence. Also the supervising project engineer still coordinated the project in his absence.

Another issue that needs to be addressed is the upcoming cold weather. The City of Pocatello requires the contractor to cover and heat up the placed concrete in cold weather conditions. Any additional costs that result from the cold weather precautions that the city requires will be the contractor's expense. Should the project have been completed in the original contract time these extra expenses would have been avoided.

Please call if you have any questions.

Sincerely,



Robert Heuseveldt, EIT  
RMES

CC Tim Tingey, City of Pocatello  
Cac Turner, City of Pocatello



# CHANGE ORDER #2

PROJECT: Roosevelt Alameda-Phase 4

DATE OF ISSUANCE: September 12, 2005

OWNER: Pocatello Development Authority  
City of Pocatello

CONTRACTOR: Kiggins' Concrete

ENGINEER: RMES

CONTRACT FOR: \$189,342.00

Engineer's Project # 21347-4

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

**DESCRIPTION:**

- 364 East Cedar: Replace 100 ft<sup>2</sup> of Asphalt Restoration to Concrete Restoration.
- 849 Willard: Remove and replace the driveway approach.
- 859 Willard: Remove and replace the driveway approach.
- 754 Washington: Remove and replace 30 linear feet of curb and gutter. Remove and replace 50 ft<sup>2</sup> of concrete approach. Remove and replace 120 ft<sup>2</sup> of asphalt
- 777 Washington: Remove the large pine tree.
- 700 Randolph: Remove the tree stump on the Randolph Side.

**OWNER REQUESTED AND FUNDED CHANGE:**

- 700 Randolph: Replace 120 square feet of sidewalk with 120 square feet of approach. Cost for change = \$120.00. Send the invoice for the change to the property owner. (Larry Lewis, 4812 Lish Apartment 8, Chubbuck, ID 83202, (208) 637-8131.
- 849 Willard: Widen driveway approach. Cost for change = \$120.00. Send invoice to property owner. (Scott Viimer, 849 Willard, Pocatello, ID 83201, (208) 406-6002.
- 859 Willard: Widen driveway approach. Cost for change = \$64.00. Verify the property owner's name and address and send invoice to property owner.
- 754 Washington: Change 120 ft<sup>2</sup> of sidewalk to approach @ \$1.00 per ft<sup>2</sup> = \$120.00. Send invoice to property owner (Jason Bird, 754 Washington, Pocatello, ID 83201, (208) 221-7605.)

Purpose of Change Order: Engineer directed and requested by property owner.


Attachments (List documents supporting change): Construction drawings and quantity breakdown.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIME
Original Contract Amount <u>\$ 189,342.00</u>	Original Contract Time <u>60 Days</u>
Previous Change Orders No. <u>0</u> to No. <u>1</u> <u>\$ 1,210.10</u>	Previous Change Orders <u>0</u> to <u>1</u> , <u>14 Days</u>
Contract Price prior to this Change Order <u>\$ 190,552.10</u>	Contract Time prior to this Change Order <u>74 Days</u>
Net Increase of this Change Order <u>\$ 2,670.00</u>	Net Increase of this Change Order <u>0 Days</u>
Contract Price with all approved Change Orders <u>\$ 193,222.10</u>	Contract Time with all approved Change Orders <u>September 29, 2005</u>

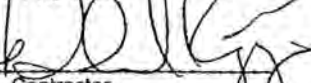
RECOMMENDED

by   
Engineer

APPROVED

by   
Owner

APPROVED

by   
Contractor

**364 E. Cedar (Credit Back)**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
307-D	Asphalt Restoration	SF	100	\$ 4.00	\$ 400.00
307-B	Concrete restoration	SF	100	\$ 3.60	\$ 360.00
TOTAL					\$ 40.00

**849 Willard**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C2	Removal of Concrete	SF	40	\$ 1.00	\$ 40.00
706-E	Concrete Sidewalk (Approach)	SF	40	\$ 3.50	\$ 140.00
TOTAL					\$ 180.00

**859 Willard**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C2	Removal of Concrete	SF	50	\$ 1.00	\$ 50.00
706-E	Concrete Sidewalk (Approach)	SF	50	\$ 3.50	\$ 175.00
TOTAL					\$ 225.00

**754 Washington**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-C1	Removal of Curb & Gutter	LF	30	\$ 5.00	\$ 150.00
207-C2	Removal of Concrete	SF	50	\$ 1.00	\$ 50.00
706-A	Curb and Gutter	LF	30	\$ 15.00	\$ 450.00
706-E	Concrete Sidewalk (Approach)	SF	50	\$ 3.50	\$ 175.00
307-D	Asphalt Restoration	SF	120	\$ 4.00	\$ 480.00
TOTAL					\$ 1,305.00

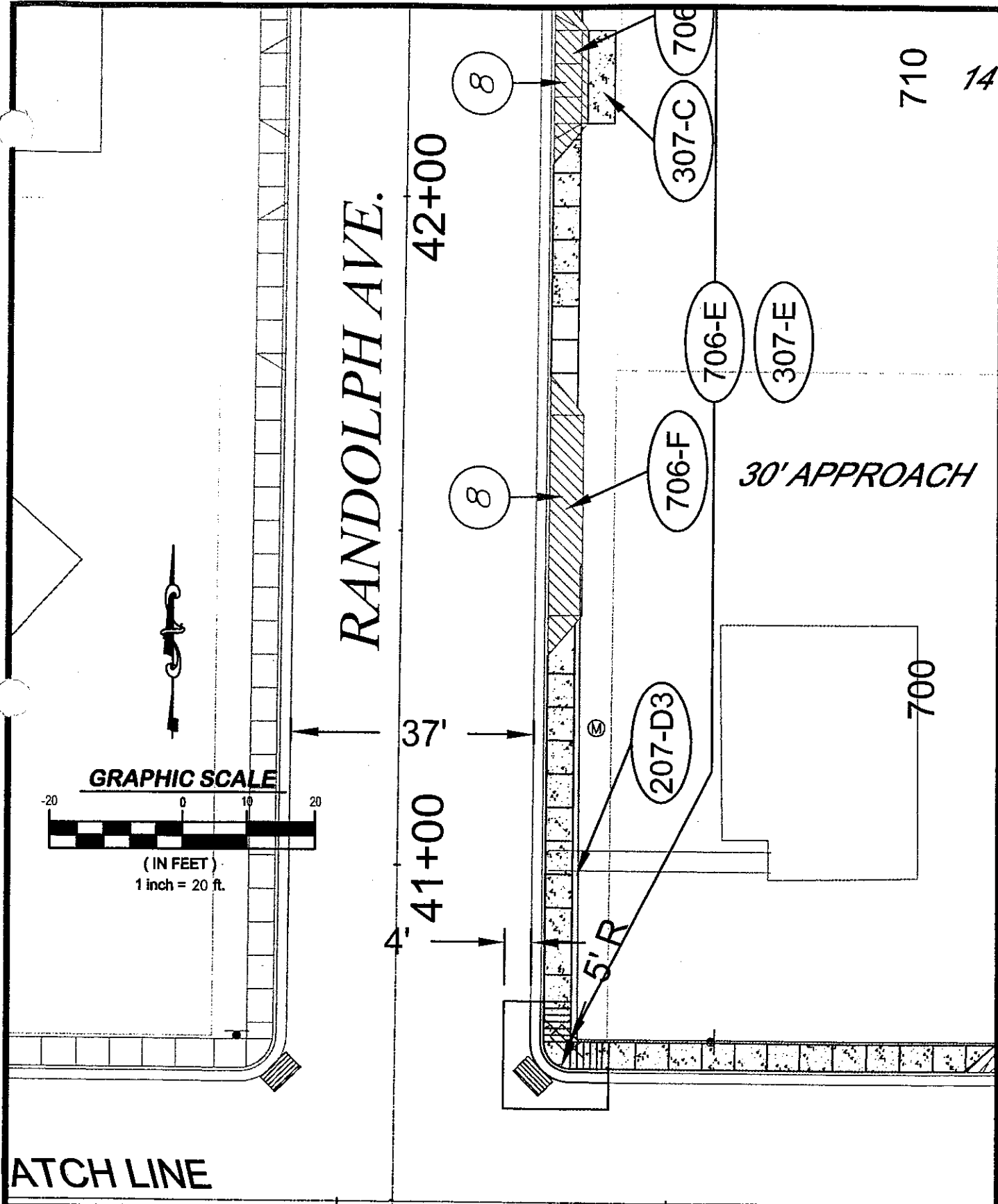
**777 Washington**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-D3	Removal of Tree (Larger than 24")	EA	1	\$ 500.00	\$ 500.00
TOTAL					\$ 500.00

**700 Randolph**

ISPE #	ITEM	UNIT	QUANT	UNIT PRICE	TOTAL
207-D3	Removal of Tree (Larger than 24")	EA	1	\$ 500.00	\$ 500.00
TOTAL					\$ 500.00

**TOTAL INCREASE FOR CHANGES: \$ 2,670.00**



710 14

RANDOLPH AVE.

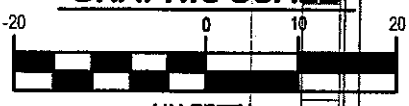
42+00

41+00

30' APPROACH

700

GRAPHIC SCALE



(IN FEET)  
1 inch = 20 ft.

ATCH LINE

**ROOSEVELT ALAMEDA**

PDA  
700 RANDOLPH

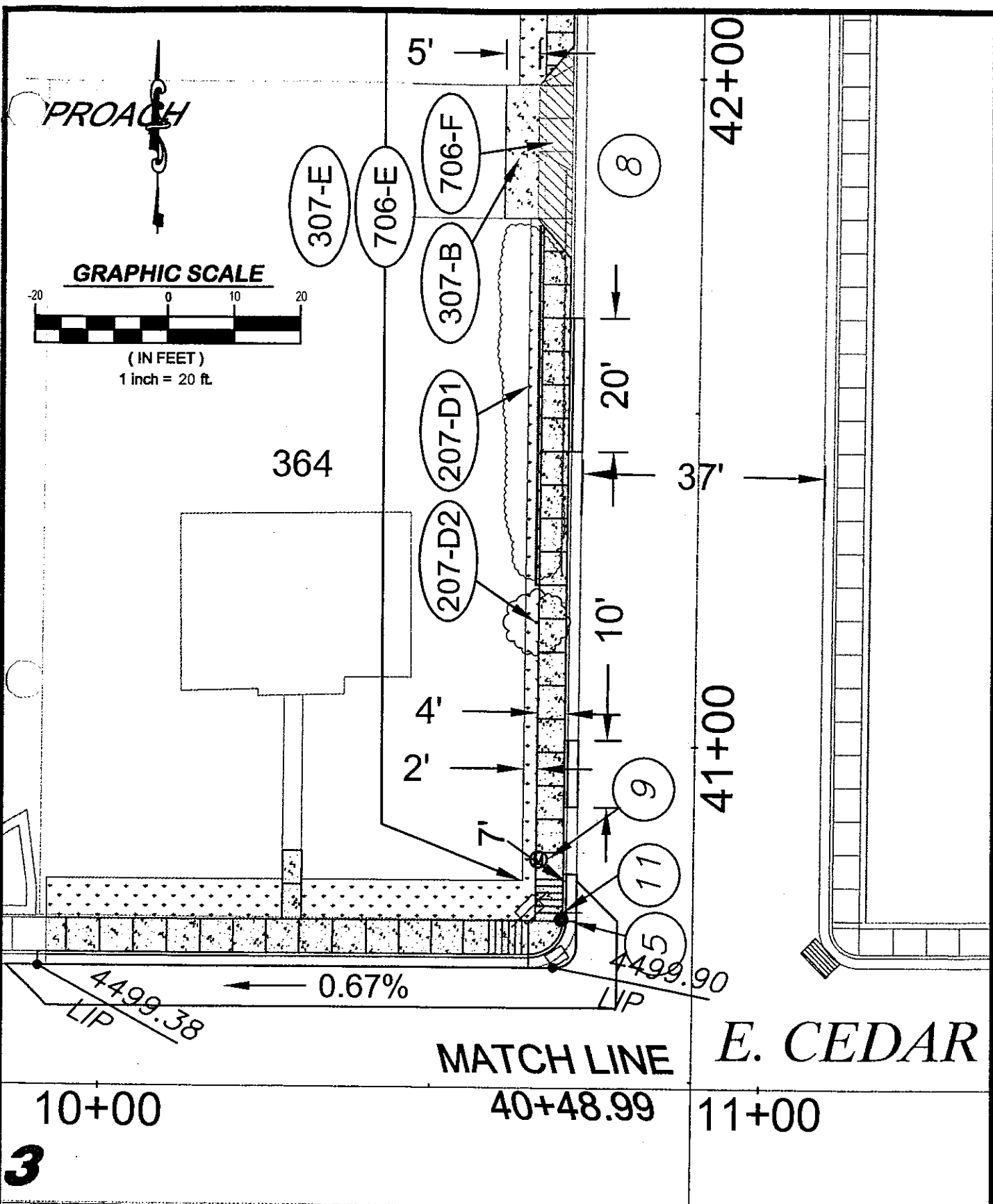
PROJECT NO.  
21347

DRAWING NAME  
1

CHANGE ORDER #  
2

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





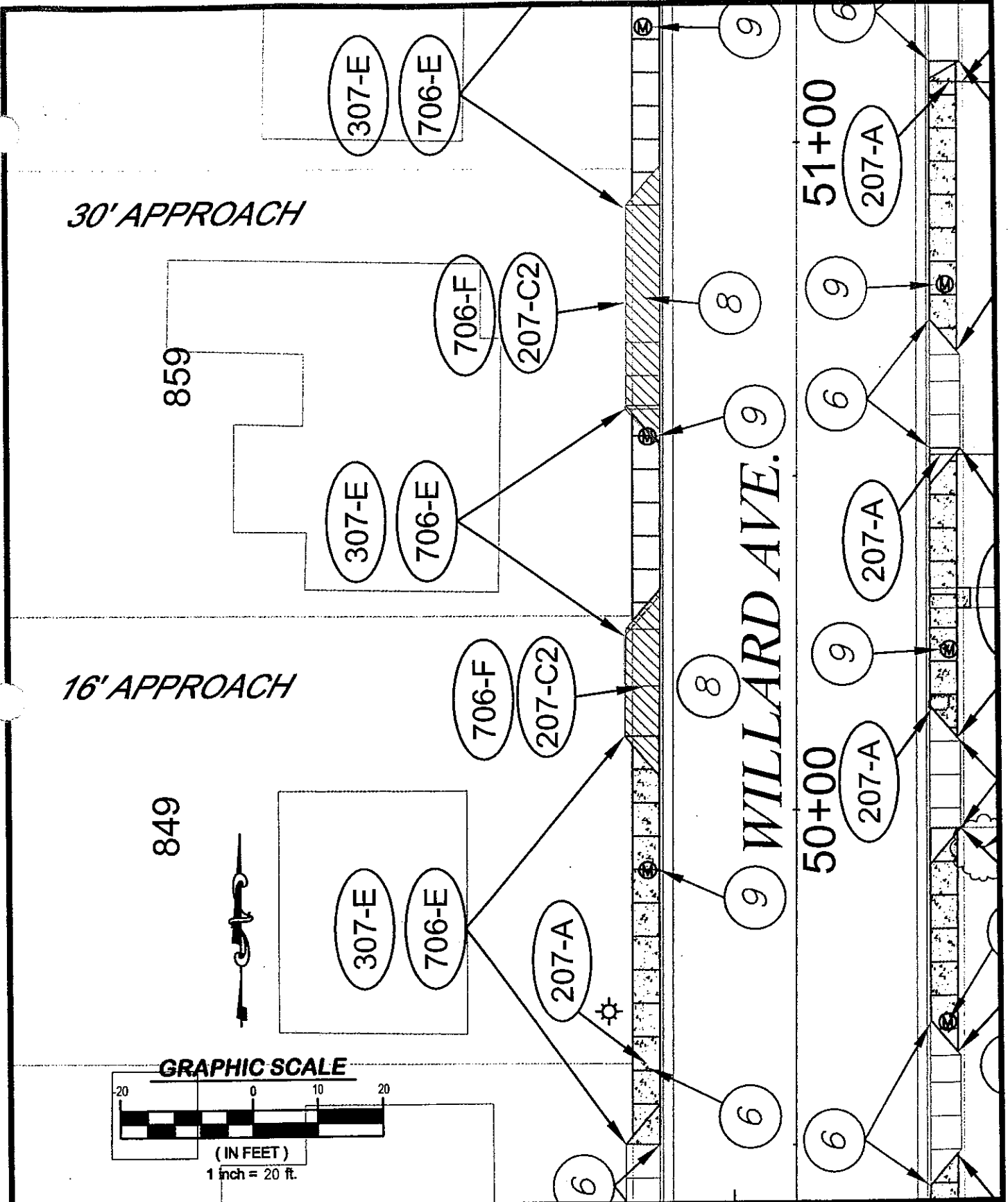
**3**

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

**ROOSEVELT ALAMEDA**

PDA  
 364 E. CEDAR

PROJECT NO.	21347
DRAWING NAME	2
CHANGE ORDER #	2



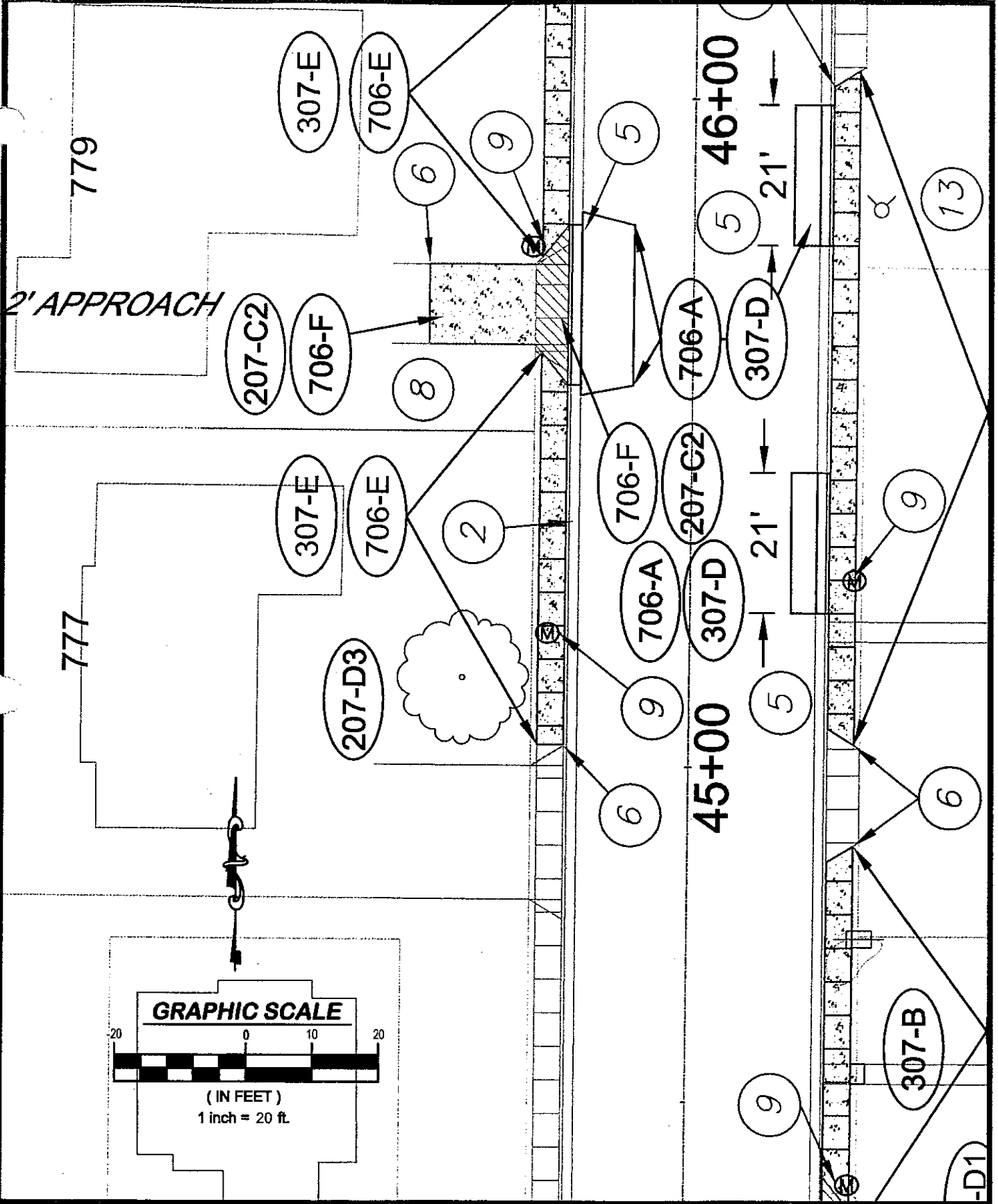
**RMES**  
 Rocky Mountain Engineering & Surveying  
 155 South 2nd Avenue • Pocatello, ID 83201  
 PHONE: (208) 234-0110 • FAX: (208) 234-0111 • EMAIL: rms@rmes.biz

**ROOSEVELT ALAMEDA**

PDA

849 & 859 WILLARD AVE.

PROJECT NO.	21347
DRAWING NAME	3
CHANGE ORDER #	2



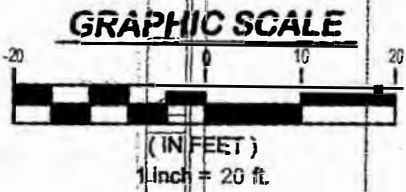
**RMES**  
 Rocky Mountain Engineering & Surveying  
 155 South 2nd Avenue ♦ Pocatello, ID 83201  
 VOICE: (208) 234-0110 ♦ FAX: (208) 234-0111 ♦ EMAIL: rmes@rmes.biz

**ROOSEVELT ALAMEDA**

PDA

777 WASHINGTON AVE.

PROJECT NO.	21347
DRAWING NAME	4
CHANGE ORDER #	2



WASHINGTON AVE.

44+00

00

30'

24'

9

5

9

9

**ROOSEVELT ALAMEDA**

PDA

754 WASHINGTON AVE.

PROJECT NO.

21347

DRAWING NAME

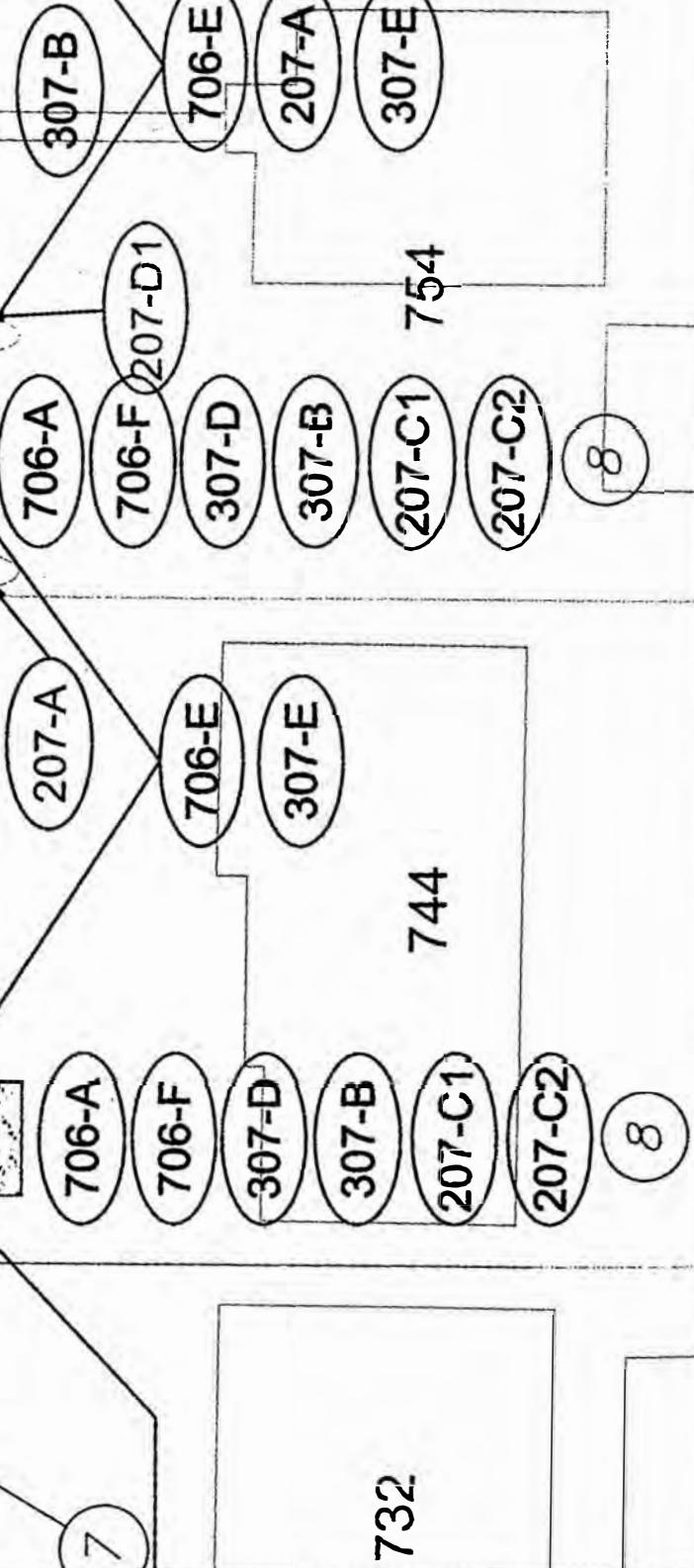
5

CHANGE ORDER #

2

**RMES**  
 Rocky Mountain Engineering & Surveying  
 154 South 2nd Avenue • Pocatello, ID 83201

PHONE (208) 234-0116 • FAX (208) 234-0111 • EMAIL rmes@rmes.com



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

1540

10/19/2005

TO THE ORDER OF Kiggins' Concrete \$ \*\*86,198.87  
Eighty-Six Thousand One Hundred Ninety-Eight and 87/100\*\*\*\*\* DOLLARS

Kiggins' Concrete

FOR Phase 4 Pay Request #2 MP

⑈001540⑈ ⑆124100064⑆004 00247 39⑈

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



# INVOICE

VOICE: (208) 234-0110 ♦ FAX: (208) 234-0111 ♦ EMAIL: rme@rmes.biz

**CLIENT:** City of Pocatello  
**ADDRESS:** P.O. Box 4169  
**CITY, STATE:** Pocatello, ID 83205-4169  
 Attn: Tim Tingey  
**PROJECT:** Roosevelt - Alameda  
**CONTRACT NO:** 21347

**DATE:** 9/30/2005  
**INVOICE NO.** 2005339

**INVOICE PERIOD:** August 20 - September 25 2005

**Progress Billing**  
**Number:** 16

WORK ACCOMPLISHED THIS PERIOD:

Provide Misc. Staking and Direction for Improvements, Construction Inspection, Coordinate with Affected Property Owners.

<u>CONTRACT SERVICES:</u>	<u>FEE</u>	<u>QTY</u>	<u>COST</u>
(See Attached Billing Summary)	\$1,200.00	1	\$1,200.00

DIRECT AND REIMBURSABLE COSTS

*Approved For Payment  
 Lowell W. Turner 10/3/05  
 City Engineer*

Total Amount Due This Invoice

**\$1,200.00**

PROJECT BUDGET SUMMARY

Contract Amount	Contract #2	\$58,470.00	Contract #3	\$33,950.00
Contract Changes		\$0.00		\$0.00
Total Invoiced Previously		\$58,470.00		\$29,450.00
Total Invoiced This Period		\$0.00		\$1,200.00
Total Invoiced To Date		\$58,470.00		\$30,650.00
Budget Remaining		\$0.00		\$3,300.00

POCATELLO DEVELOPMENT AUTHORITY  
1651 ALVIN RICKEN DRIVE  
POCATELLO, ID 83207  
(208) 233-3500

FIRST SECURITY BANK, N.A.  
1-800-574-4200  
92-8/04  
1241

1538

10/19/2005

PAY TO THE ORDER OF Rocky Mountain Engineering & Surveying

\$ \*\*1,200.00

One Thousand Two Hundred and 00/100\*\*\*\*\*

DOLLARS

Rocky Mountain Engineering & Surveying

FOR Invoice 2005339

⑈001538⑈ ⑆124100064⑆ 004 00247 39⑈

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

### Billing Summary-Contract # 3

Task	Description	Dollar Value of Item	Invoice 98338	Invoice 98424	Invoice 98442	Invoice 98483	Invoice 98999	Invoice 98614
<b>2.D</b>	<b>Design Reviews</b>	\$500	\$250					
<b>2.E</b>	<b>Project Bidding</b>							
2.E.1	Create Bidding Documents	\$2,400	\$2,400					
2.E.2	Advertisements (1)	\$350	\$350					
2.E.3	Pre-Bid Meeting	\$250	\$250					
2.E.4	Bid Addenda and Coordination	\$550	\$150					
2.E.4	Bid Summaries and Award	\$300	\$300					
	<b>Project Percentage</b>							
<b>2ER</b>	<b>Cost For 4X Bid Process (5)</b>	\$4,400						1000
	<b>3.0 Construction Services</b>							
<b>3.A</b>	<b>Contractor Bid Awards</b>							
3.A.1	Review Contracts, Shop Drawings, Etc...	\$350		350				
3.A.2	Review Contract Schedules and Sequencing	\$400		400				
3.A.3	Public Information	\$750		750				
<b>3ER</b>	<b>Cost For 4X Bid Process (5)</b>	\$2,650						
<b>3.B</b>	<b>Construction Staking</b>							
3.B.1	Horizontal and Vertical Control for Imp. (4)	\$9,100		300	2200	1750	200	
<b>3.C</b>	<b>Construction Inspection and Management</b>							
3.C.1	Perform Project Inspections (2)	\$5,500			650	300	1800	
3.C.2	Administer Contract (pay req., change orders)	\$1,200			100	200	300	
3.C.3	Progress meetings and prepare press releases	\$1,000		100		200	100	
3.C.4	Final Inspection, Punch List and Closeout	\$950					400	
	<b>Project Percentage</b>							
	<b>4.0 Project Closeout Phase</b>							
<b>4.B</b>	<b>Prepare Record Drawings</b>							
4.B.1	Summarize Contractor Notations	\$1,350					400	
4.B.2	Summarize Inspection Notes	\$1,050					500	
<b>4.C</b>	<b>Warranty Inspections</b>							
4.D.1	One Year Inspection	\$400						
4.D.2	Contractor Coordination	\$500						
	<b>Project Percentage</b>							
	<b>TOTAL MAN HOURS</b>	\$33,950	\$3,700	\$1,900	\$2,950	\$2,450	\$3,700	\$1,000



Invoice	Invoice	Invoice	Invoice	Invoice	Invoice	Invoice	Invoice	Invoice	Invoice		Total	Remaining
98646	2004188	2004205	2004226	2004261	2004316	2005130	2005245	2005298	2005339		\$500	\$0
						250					\$0	\$0
											\$2,400	\$0
											\$350	\$0
											\$250	\$0
						400					\$550	\$0
											\$300	\$0
											\$0	\$0
1200						1000	1200				\$4,400	\$0
											\$0	\$0
											\$0	\$0
											\$0	\$0
											\$350	\$0
											\$400	\$0
											\$750	\$0
											\$0	\$0
	1000			350			1300				\$2,650	\$0
											\$0	\$0
											\$0	\$0
	300	1215	1100	535				500	500		\$8,600	\$500
											\$0	\$0
		500	500		250			500	500		\$5,000	\$500
	100	100	100					100	100		\$1,100	\$100
	100	100	100					100	100		\$900	\$100
					200						\$600	\$350
											\$0	\$0
											\$0	\$0
											\$0	\$0
											\$0	\$0
				200	200						\$800	\$550
		100	100	0	50						\$750	\$300
											\$0	\$0
											\$0	\$400
											\$0	\$500
\$1,200	\$1,500	\$2,015	\$1,900	\$1,085	\$700	\$1,000	\$3,150	\$1,200	\$1,200	\$0	\$30,650	\$3,300

Sa...

**From:** "Elizabeth Pearson" <elizabeth@hcolic.com>  
**To:** <sari@bannockdevelopment.org>  
**Sent:** Wednesday, October 12, 2005 11:13 AM  
**Subject:** FW: Pocatello Square Award

*Just a neat little announcement...*

Elizabeth Pearson  
Construction Accountant  
Hawkins Companies  
208.947.4787  
208.376.8523 (F)



**From:** Brian Huffaker  
**Sent:** Monday, October 10, 2005 3:44 PM  
**To:** All Employees Remote Offices  
**Subject:** Pocatello Square Award  
**Importance:** High

We have been informed that the Pocatello Square development in Pocatello, Idaho has been selected as the "Best Project" for the State of Idaho by the Idaho Planning Association (IPA). The award will be presented to Robert Chambers of the City of Pocatello later this week at the IPA Conference. This project was compiled by the City and submitted to the IPA as an example of how governmental jurisdictions, private developers and design consultants can work together to produce a quality project while still meeting the development standards of all parties involved.

There is supposed to be some type of press release, so keep your eyes open.

It's nice to receive this recognition by a third party organization for this development, but I don't think we produced anything different with this project than what we attempt to produce on every project we develop. This is certainly a reflection of our company's commitment to quality developments.

Congratulations to each of you for your contributions to our development standards.

Gratefully,

Brian Huffaker  
Director of Development Standards

**POCATELLO DEVELOPMENT AUTHORITY**  
**REVENUE ALLOCATION (TAX INCREMENT) BONDS, 2004 SERIES A**

**REQUISITION PURSUANT TO BOND ORDINANCE**

Wells Fargo Bank  
MAC U1859-031  
999 Main Street, 3<sup>rd</sup> 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 December 8, 2004, between First Security Bank, N.A. ("Trustee") and the Pocatello Development Authority (the "Agency"), hereby requests the above Trustee as follows:

1. Requisition Number: 19
2. Payment is due to: Hawkins Companies LLC
3. The amount to be disbursed is: \$284,509.24
4. The obligation mentioned above for which payment is requested in this Requisition is due, is a proper charge against the Construction Fund and has not been previously paid from said Fund or from the proceeds of the Bonds.
5. All of this requested payment is for the items on the attached Schedule, which are costs of acquisition and construction or costs of issuing the Bonds.

Attachments: See Attached Schedule of Costs to Requisition

DATED: October 19, 2005

**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. 19**

<u>Description of Costs</u>	<u>Payee and Location</u>	<u>Amount</u>
Pocatello Square Off-Site Road Work Invoice 219	Hawkins Companies LLC 8645 W Franklin Rd. Boise ID 83709	\$284,509.24

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

**INVOICE**

Pocatello Development Authority  
 Attention: Ms. Sari David  
 1651 Alvin Ricken Drive  
 Pocatello, ID 83201

Date 10/11/2005

Description	Total
<b>Pocatello Sq. Off Site Road Work; Pocatello, ID Project Billing</b>	
<b>Mickelsen Construction - Application 8</b> <i>Off Site Road Work</i>	\$ 276,919.04
<b>Idaho Power</b> <i>Refund of Contingency Charges</i>	(35,359.00)
<b>Orius Telecommunication Services</b> <i>Trenching, conduit, concrete, etc</i>	10,177.14
<b>Idaho Power</b> <i>Engineering/Construction Costs</i>	144.00
<b>Strata Inc</b> <i>Construction Materials Testing</i>	730.00
<b>Strata Inc</b> <i>Construction Materials Testing</i>	1,155.00
<b>Rocky Mountain Engineering &amp; Surveying</b> <i>Project Staking</i>	2,710.00
<b>Rocky Mountain Engineering &amp; Surveying</b> <i>Construction Drawings and Approvals</i>	8,915.00
<b>Idaho Power</b> <i>Engineering Costs and install costs for power supply to traffic signal</i>	1,713.00
<b>Idaho Power</b> <i>Line Extension Cost</i>	3,663.00
<b>City of Pocatello</b> <i>Landscape Water Meter</i>	122.00
<b>Idaho Power</b> <i>Engineering/Construction Costs</i>	72.00
<b>5% Overhead Fee</b>	13,548.06
PLEASE INDICATE INVOICE NUMBER ON YOUR CHECK	
<b>TOTAL</b>	<b>\$284,509.24</b>

	Entity	Acct #
<b>Pocatello Sq. Off Site Road Work; Pocatello, ID Project Billing</b>		
CR Account No.:	66400	152900
DR Account No.:	66400	120800
A/R DEPOSIT -	66400	120800



Voice: (208) 234-0110 ♦ Fax: (208) 234-0111 ♦ www.rmes.biz

Oct 10, 2005

Mr. Greg Lanning  
Public Works Director  
911 North 7th Ave  
Pocatello, ID 83201

RE: Pocatello Square  
Pay Estimate #8 Analysis

Dear Greg:

Mickelson Construction is requesting payment of \$276,919.04 for work completed on the Pocatello Square Project (invoice # 8). I have reviewed the work and Mickelson's summary and recommend payment of the requested amount. The work completed over the past month along with the associated payment amount is attached to this letter in a summary spreadsheet. The contractor's application for payment is also attached.

The work on the project is substantially complete with the exception of the Pole Line Signal and a minimal amount of landscaping. An Itemized break-down of the work completed on which payment is requested during this pay period is summarized as follows:

1. The pattern stamped concrete has been installed. We are waited for an appropriate cure period before the final sealing can be completed.
2. The Hurley signal is complete and has been operational for over 1 week.
3. The landscaping is substantially complete with the exception of a section near Wal-Mart and some trees in the Roundabout. The sod has been installed and the irrigation systems have been functioning on the project.
4. The Pole Line Signal is currently under construction with is anticipated to be operational within a week.
5. The Pavement markings are substantially complete with the exception of some that will be needed near the Pole Line intersection.
6. Work is progressing on the Yellowstone/ Quinn Rd. widening project. Excavation and demolition has been completed and curb has been placed throughout. A change order has been prepared but not executed for this work; however, the price has been agreed to by the

City, ITD, Hawkins and the Contractor and we would recommend payment of the amount requested by the contractor.

We would anticipate a final punch list inspection on the Pocatello Square Project within the next couple of weeks and hopefully have the project substantially closed out by the November pay application.

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

Sincerely,  
  
PROFESSIONAL ENGINEER  
REGISTERED  
8613  
STATE OF IDAHO  
J. MITCHELL GREER, P.E.  
RMES

### WORK CHANGE DIRECTIVE

No. 6

DATE OF ISSUANCE 9-12-05 EFFECTIVE DATE 10-11-05

OWNER Hawkins Companies

CONTRACTOR Mickelson Construction

Contract: \_\_\_\_\_

Project: Pocatello Square Subdivision

OWNER's Contract No. \_\_\_\_\_ ENGINEER's Project No. 04014

You are directed to proceed promptly with the following change(s):

Description: a. Additional valley gutters and haul off on Poleline.

Purpose of Work Change Directive:

a. Addition of approach on Poleline.

Attachments: (List documents supporting change)

a. Misc. Invoices.

If OWNER or CONTRACTOR believe that the above change has affected Contract Price any Claim for a Change Order based thereon will involve one or more of the following methods as defined in the Contract Documents.

Method of determining change in Contract Price:

Lump Sum

a. \$4940.82

Net (Increase) decrease of this Change Order

Estimated increase (Increase) in Contract Price:  
\$ 4940.82

If the change involves an increase, the estimated amount is not to be exceeded without further authorization.

AUTHORIZED:

\_\_\_\_\_  
CITY

By:

RECOMMENDED:

*RMS*

ENGINEER

By: *[Signature]*

EJCDC No. 1910-8-F (1996 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

AUTHORIZED:

Hawkins Companies

OWNER

By: *[Signature]*



## WORK CHANGE DIRECTIVE

### INSTRUCTIONS

---

#### A. GENERAL INFORMATION

This document was developed for use in situations involving changes in the Work which, if not processed expeditiously, might delay the Project. These changes are often initiated in the field and may affect the Contract Price or the Contract Times. This is not a Change Order, but only a directive to proceed with Work that may be included in a subsequent Change Order.

For supplemental instructions and minor changes not involving a change in the Contract Price or the Contract Times a Field Order should be used.

#### B. COMPLETING THE WORK CHANGE DIRECTIVE FORM

Engineer initiates the form, including a description of the items involved and attachments.

Based on conversations between Engineer and Contractor, Engineer completes the following:

**METHOD OF DETERMINING CHANGE, IF ANY, IN CONTRACT PRICE:** Mark the method to be used in determining the final cost of Work involved and the estimated net effect on the Contract Price. If the change involves an increase in the Contract Price and the estimated amount is approached before the additional or changed Work is completed, another Work Change Directive must be issued to change the estimated price or Contractor may stop the changed Work when the estimated time is reached. If the Work Change Directive is not likely to change the Contract Price, the space for estimated increase (decrease) should be marked "Not Applicable".

Once Engineer has completed and signed the form, all copies should be sent to Owner for authorization because Engineer alone does not have authority to authorize changes in Price or Times. Once authorized by Owner, a copy should be sent by Engineer to Contractor. Price and Times may only be changed by Change Order signed by Owner and Contractor with Engineer's recommendation.

Paragraph 10.03.A.2 of the General Conditions requires that a Change Order be initiated and processed to cover any undisputed sum or amount of time for Work actually performed pursuant to this Work Change Directive.

Once the Work covered by this directive is completed or final cost and times are determined, Contractor should submit documentation for inclusion in a Change Order.

**THIS IS A DIRECTIVE TO PROCEED WITH A CHANGE THAT MAY AFFECT THE CONTRACT PRICE OR CONTRACT TIMES. A CHANGE ORDER, IF ANY, SHOULD BE CONSIDERED PROMPTLY.**

# Application and Certificate for Payment

Document G702 (Instructions on reverse side)

Page one of \_\_\_\_\_ pages

Oct 10 05 05:44p

RMES

2082340111

P.2

Owner: Hawkins Companies LLC  
488 W. Franklin  
Boise, Id

Project: 1936  
Pocatello Square Subdivision

Prime Contractor: Mickelsen Const.  
Box 429, Blackfoot Id. 83221

Via Architect:

Application No.: 8  
Period to: 9/30/2005  
Project Nos.:

Contract Date:

Distribution to:  
 Owner  
 Architect  
 Contractor

## Contractor's Application for payment

This application is made for payment, as shown below, in connection with the Contract, Continuation Sheet, AIA Document G703, is attached.

Original Contract Sum.....	\$3,124,742.86
Net change by Change Orders.....	\$ 179,019.00
Contract Sum To Date.....	\$3,303,761.86
Total Completed & Stored to Date.....	\$3,203,168.23
<small>(Column G on G703)</small>	
<b>Retainage:</b>	
a. 5 % of Completed Work <small>(Columns D + E on G703)</small>	\$160,158.41
b. 5 % of Stored Material <small>(Column F on G703)</small>	\$0.00
Total Retainage (Line 5a + 5b or Total in Column I of G703).....	\$160,158.41
Total Earned Less Retainage.....	\$3,043,009.82
<small>(Line 4 less Line 5 Total)</small>	
<b>Less Previous Certificates For Payment</b>	
<small>(Line 6 from prior Certificate).....</small>	\$2,766,090.78
<b>Current Payment Due.....</b>	<b>\$276,919.04</b>

Balance To Finish, including Retainage  
(Line 3 less Line 6) \$260,752.01

Change Order Summary	Additions	Deductions
Total changes approved in previous months by Owner	\$ 131,810.43	
Total approved this month	\$47,208.57	
<b>TOTALS</b>	<b>\$ 179,019.00</b>	
Net Changes by Change Order	\$ 179,019.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor: Mickelsen Construction

By: *[Signature]* Date: 9/30/2005

State of: \_\_\_\_\_  
County of: \_\_\_\_\_  
Subscribed and sworn to before me this 17<sup>th</sup> day of OCTOBER, 2005

Notary Public: *April K. Waldron*  
My Commission expires: 4/7/11

## Architect's Certificate for Payment

In accordance with the Contract Documents, based on on-site observation and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Amount Certified..... \$ 276,919.04

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the continuation sheet that are changed to conform to the amount certified.)

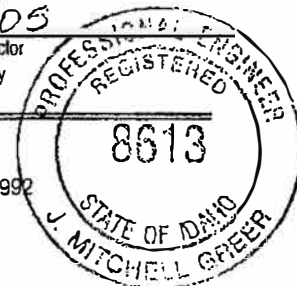
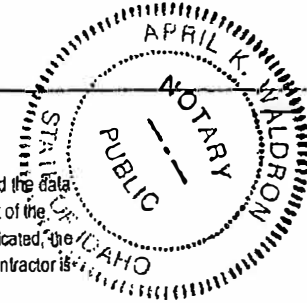
ARCHITECT:  
By: *Michael O. Owen* Date: 10/10/05

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

G702-1992

AIA DOCUMENT G702 \* APPLICATION AND CERTIFICATE FOR PAYMENT \* 1992 EDITION \* AIA (I) \* ©1992 \* THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 New York AVENUE, N.W., WASHINGTON, D.C. 20006-5292 \* WARNING: Unlicensed photocopying violates U.S. copyright laws and will subject the violator to legal prosecution.

*APPROVED*  
*[Signature]*  
HAWKINS COMPANIES



**Mickelsen Construction**

Phone: 208-684-3803  
 Fax: 208-684-5058

74 N Pine St.  
 P.O. Box 429  
 Blackfoot, ID 83221

Date: 10/5/2005

Submitted To: City Of Pocatello	Bid Title: C.O. #6 Poky Square
Address: 911 N. 7Th Ave Pocatello, ID 83201	Bld Number:
Contact:	Project Location:
Phone: Fax:	Project City, State:
	Engineer/Architect:

Item No.	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
706-A	6" Curb & Gutter Handset Small Section	30.00	LF	\$11.50	\$345.00
706-B	Valley Gutter including Additional Grade Prep And Base	444.00	SF	\$7.00	\$3,108.00
3	Excavation and Haul off	1.00	LS	\$1,487.82	\$1,487.82
<b>Total Bid Price:</b>					<b>\$4,940.82</b>

**Notes:** \* No permits ,fees ,testing ,engineering, dewatering, traffic control, staking, or bonding is included in the above bid unless otherwise stated. Maintenance of erosion control and or silt fence after completion of this contract is by others. Cold weather protection for any concrete or ground heating is not included. Final invoice will be based upon actual measured quantities. All materials are guaranteed as specified. All work to be completed in a workman like manner according to standard practices. Any alterations or deviations from the above specifications involving extra costs will be excuted only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and necessary insurance. Our workers are covered by workers compensation insurance. This proposal and the above listed provisions will be listed as an attachment to any formal contract

<p><b>ACCEPTED:</b>                  The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer _____</p> <p>Signature _____</p> <p>Date of Acceptance _____</p>	<p><b>CONFIRMED:</b>  <b>Mickelsen Construction</b></p> <p>Authorized Signature: _____</p> <p>Estimator: _____</p>
--	--

# Change Order # 7 Yellowstone Improvement

APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Column I on Contracts where variable retainage for line items may apply.

A ITEM #	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G/C)	I BALANCE TO FINISH (C-G)	RETAINAGE 5%
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Misc Demo and Excavation	\$ 21,383.13	\$0.00	\$21,383.13	\$0.00	\$21,383.13	100%	\$0.00	\$1,069.16
	Removal of Existing Curb and Gutter	\$ 2,375.33	\$0.00	\$2,375.33	\$0.00	\$2,375.33	100%	\$0.00	\$118.77
	Removal of Sidewalk	\$ 1,225.25	\$0.00	\$1,225.25	\$0.00	\$1,225.25	100%	\$0.00	\$61.26
	Removal of Catch Basins	\$ 199.28	\$0.00	\$199.28	\$0.00	\$199.28	100%	\$0.00	\$9.96
	Removal of Trees	\$ 1,470.14	\$0.00	\$1,470.14	\$0.00	\$1,470.14	100%	\$0.00	\$73.51
	Base Repair	\$ 1,565.05	\$0.00	\$1,565.05	\$0.00	\$1,565.05	100%	\$0.00	\$78.25
	Concrete Paving	\$ 29,690.64	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$29,690.64	\$0.00
	12" HDPE Storm Drain	\$ 1,071.20	\$0.00	\$1,071.20	\$0.00	\$1,071.20	100%	\$0.00	\$53.56
	Install Catch Basin	\$ 2,153.37	\$0.00	\$2,153.37	\$0.00	\$2,153.37	100%	\$0.00	\$107.67
	6" Curb and Gutter	\$ 22,513.95	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$22,513.95	\$0.00
	Valley Gutter	\$ 9,024.96	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$9,024.96	\$0.00
	5' Wide Sidewalk	\$ 15,798.75	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$15,798.75	\$0.00
	Pavement Section	\$ 70,244.80	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$70,244.80	\$0.00
	Street Light Relocation	\$ 9,795.92	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$9,795.92	\$0.00
	Traffic Control	\$ 21,439.55	\$0.00	\$8,575.09	\$0.00	\$8,575.09	40%	\$12,864.55	\$428.75
	Pavement Markings	\$ 4,287.91	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$4,287.91	\$0.00
	Relocate and Removal of Old Signs and Bases	\$ 3,428.60	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,428.60	\$0.00
	Mobilization	\$ 4,499.27	\$0.00	\$2,250.00	\$0.00	\$2,250.00	50%	\$2,249.27	\$112.50
	Adjust Utilities to Grade	\$ 4,947.66	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$4,947.66	\$0.00
	Landscape	\$ 3,560.42	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,560.42	\$0.00
	<b>ORIGINAL CONTRACT</b>								
		\$ 230,675.18	\$0.00	\$42,267.75	\$0.00	\$42,267.75		\$ 188,407.4	\$2,113.39
	<b>Totals</b>								
		\$ 230,675.18	\$0.00	\$42,267.75	\$0.00	\$42,267.75			\$188,407.43



Rocky Mountain Engineering & Surveying  
155 South 2nd Avenue ♦ Pocatello, ID 83201

Voice: (208) 234-0110 ♦ Fax: (208) 234-0111 ♦ www.rmes.biz

**APPLICATION FOR PAYMENT**

Pocatello Square Subdivision

Page 1 of 2      Monthly Estimate No. 8      Job No. 04041

	Amount
Contract Amount	\$3,124,742.86
Amount of Approved Extra Work (Change order # 1)	\$8,693.22
(Change order #2)	
a. Relocate Hydrant & Place 3 new valves	\$9,364.90
b. Remove old Hydrant & Repair leak on Bullock	\$856.70
c. Abandon Well & Sump on Lou	\$746.71
(Change order #3)	
a. 12" gate valve on main at Del Taco	\$3,289.86
b. sewer & water service on lou	\$18,263.49
(Change order #4)	
a. Water Meters for Irrigation & Landscape items	\$22,171.35
(Change order #5)	
a. Valley Gutter, sidewalk, Extra Approaches	\$17,059.00
b. Deceleration Lane	\$38,600.26
c. Roundabout Light	\$5,724.94
d. Hurley Signal	\$3,025.00
Pole Signal	\$4,015.00
(Change order #6)	
a. Poleline Valley Gutter & Hual Off	\$4,940.82
(Change order #7)	
a. Yellowstone Improvements (Draw #1)	\$42,267.75
<b>Total Contract</b>	<b>\$3,303,761.86</b>
Work Completed Through    25-Oct-05	\$3,203,168.23
Materials Stored On-Site This Period	\$0.00
<b>Total Earned To Date</b>	<b>\$3,203,168.23</b>
Less 5% Retainage	\$160,158.41
<b>Net Amount Due</b>	<b>\$3,043,009.82</b>
Less Previous Payment	\$2,766,090.78
<b>Balance Due this Payment</b>	<b>\$276,919.04</b>

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: 10/10/05

ROCKY MOUNTAIN ENGINEERING & SURVEYING, L.L.C.

BY:

Mitchell Greer 8613  
(J. Mitchell Greer, P.E.)



"Focused on Solutions"

CONDITIONAL PARTIAL WAIVER AND RELEASE OF CLAIMS AND LIEN RIGHTS

From: MICKELSEN CONST, INC.  
(Person or Firm)

Project Name/Address: POCATELLO SQUARE SUBDIVISION

Address: P.O. BOX 429  
BLACKFOOT, ID 83221

Payment Application #: 8

Period From: 9/1/05 To: 9/30/05

Phone: 684-3803

Cost Code #'s: \_\_\_\_\_

STATEMENT OF CONTRACT ACCOUNT

- 1. Total adjusted contract amount to date \$ 3,303,761.86
- 2. Total (gross) completed and material stored to date \$ 3,223,168.23
- 3. LESS: Retention amount to date (5 %) \$ 160,158.41
- 4. Total completed and material stored to date after retention deduction \$ 3,043,009.82
- 5. Total previously certified AND received by above vendor \$ 2,766,090.78
- 6. TOTAL AMOUNT OF THIS PAYMENT (When added to (5) above results in the total received by vendor through this release) (See line 4) \$ 276,919.04

KNOW ALL MEN BY THESE PRESENTS:

In consideration for and upon receipt of a progress payment to MICKELSEN CONST, INC. (Payee) in the sum of \$276,919.04 (amount on Line 6) for labor, services, equipment or material furnished to HAWKINS COMPANIES (GC or Owner) on the job of HAWKINS COMPANIES (owner) located at POCATELLO, IDAHO (job description) MICKELSEN CONST, INC. (Payee) will release pro tanto any mechanic's lien, stop notice or bond right AND any claim whatsoever that the undersigned has on the above-referenced job to the following extent. This release covers a progress payment for labor, services, equipment or material furnished to through 9/30/05 (date) only and does not cover any retention or items furnished after that date.

MICKELSEN CONSTRUCTION, INC.  
(Company Name)

By: [Signature]  
Title: PRESIDENT

Date: 10/7/05

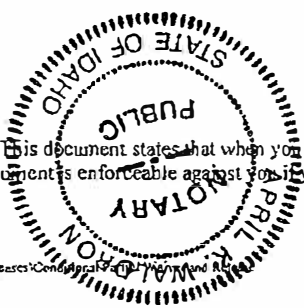
STATE OF IDAHO )  
                                  ) SS.  
County of BINGHAM )

On this 14th day of OCTOBER, 2005 before me, a notary public in and for said county and state, personally appeared DEWYN MICKELSEN, known to me to be the PRESIDENT of MICKELSEN CONST, INC. the CONTRACTOR named in the above instrument, and acknowledged to me that he/she executed the same on behalf of such CONTRACTOR.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

April K. Waldron  
NOTARY PUBLIC  
Residing at BLACKFOOT  
My Commission Expires 4/7/11

Notice: This document states that when you have been paid for the work you waive rights unconditionally and give up those rights. This document is enforceable against you if you sign it.



Pocatello Square Subdivision  
 Pay Application -RMES  
 7/29/2005

ISPE #	ITEM	UNIT	QUANTITY	Total Bid Price	Pay App. #1	Materials stored Applied For	Pay App. #2	Materials stored Applied For	Pay App. #3	Materials Applied For
<b>EARTHWORK</b>										
200	Misc. Demolition	L.S.	1	145,095.23	34,864.90	0.00	\$ 87,872.70		\$ -	
201	Clear and Grub	AC.	8	56,822.32	5,682.32	0.00	\$ 28,311.16		\$ 19,817.81	
202	Excavation and Embankment	C.Y.	10,250	51,660.00	10,970.14	0.00	\$ 30,309.86		\$ 5,166.00	
202-A	Water for Dust Abatement	L.S.	1	8,136.22	0	0.00	\$ 813.62		\$ -	
<b>WATER</b>										
401-A	12" Class 50 Ductile Iron Water Line	L.F.	3756	206,850.00	116,309.20	103,538.80	\$ -12,651.10		\$ 42,481.15	
401-B	8" Class 50 Ductile Iron Water Line	L.F.	2375	98,018.25	51,701.10	34,762.35	\$ 5,693.00		\$ 34,605.22	
402-A	12" Resilient Seat Gate Valve	E.A.	6	19,739.18	8,952.55	4,745.85	\$ -		\$ 10,786.61	
402-B	8" Resilient Seat Gate Valve	E.A.	21	27,284.67	6,496.35	3,240.47	\$ 480.00		\$ 1,495.00	
403	Fine Hydrant	E.A.	15	46,587.45	19,810.60	17,231.30	\$ -		\$ 4,140.00	
<b>SEWER</b>										
501-A	8" SDR-35 PVC	L.F.	4360	122,061.00	48,473.19	14,317.35	\$ 54,147.75		\$ 17,307.50	
501-B	8" SDR-35 PVC (FOR FUTURE DEVELOPMENT)	L.F.	1100	30,019.00	0	0.00	\$ -		\$ 15,057.52	
502	4" Manholes	E.A.	21	50,878.17	35,846	22,381.56	\$ 4,886.35		\$ 6,107.08	
<b>STORM WATER</b>										
601-A	12" HDPE Storm Line	L.F.	4750	60,752.50	20,793.83	20,793.83	\$ 4,489.27		\$ 10,560.50	
601-B	6" HDPE Storm Line	L.F.	475	5,913.75	851.16	851.16	\$ -		\$ -	
602-A	48" Storm Sewer Manhole	E.A.	20	43,973.20	3,374.70	3,374.70	\$ -		\$ 27,406.54	
602-B	90" Storm Sewer Manhole	E.A.	6	9,294.18	2,162.75	2,162.75	\$ 2,796.43	\$ 970.33	\$ 266.61	
602-E	48" Catch Basin	E.A.	14	5,196.18	3,584.37	3,584.37	\$ -		\$ 1,611.79	
602-F	30" Round Inlet	E.A.	27	22,236.66	4,054.06	4,054.06	\$ 1,599.00		\$ 5,853.48	
605	Grease & Sand Trap	E.A.	6	27,446.88	6,144.00	5,144.00	\$ 7,579.47		\$ 4,574.45	
606	Infiltrator Systems	L.F.	9300	226,920.00	158,023.31	141,491.31	\$ 39,352.32		\$ -	
<b>CONCRETE</b>										
706-A	6" Vertical Curb and Gutter	L.F.	9450	97,240.50	0	0.00	\$ -		\$ -	
706-A	4" Rolled Curb	L.F.	1485	21,087.00	0	0.00	\$ -		\$ -	
706-B	Valley Gutter	S.F.	10100	84,787.00	0	0.00	\$ -		\$ -	
706-E	5' Sidewalk	S.F.	42250	125,327.50	0	0.00	\$ -		\$ -	
706-F	6" Thick Stamped Pattern Concrete	S.F.	4025	63,997.50	0	0.00	\$ -		\$ -	
<b>ROADWAY</b>										
807-G	Pavement Patch	S.F.	4500	6,030.00	0	0.00	\$ -		\$ -	
810	Plant Mix Asphalt Pavement Section	S.F.	259600	412,784.00	0	0.00	\$ -		\$ -	
810-C	Roadway Geotextile	S.F.	259600	25,960.00	0	0.00	\$ 23,436.60	\$ 23,436.60	\$ -	
<b>MISC.</b>										
1002-C	Temporary Berry Ponds	L.F.	2590	16,900.00	10,140.00	0.00	\$ 1,690.00		\$ -	
1002-E	Stabilized Construction Entrance	E.A.	2	4,018.04	0	0.00	\$ -		\$ -	
1005	Silt Fence	L.F.	2100	3,045.00	0	0.00	\$ 2,283.75		\$ -	
1101	Traffic Signals	L.S.	1	506,000.00	0	0.00	\$ -		\$ -	
1102	Street Light	E.A.	1	41,400.00	0	0.00	\$ -		\$ -	
1103	Construction Traffic Control	L.S.	1	98,890.00	0	0.00	\$ -		\$ 4,500.00	
1104A	Pavement Line Paint (White)	L.F.	4750	807.50	0	0.00	\$ -		\$ -	
1104B	Pavement Line Paint (Yellow)	L.F.	10575	1,797.75	0	0.00	\$ -		\$ -	
1104C	Thermoplastic Pavement Markings	S.F.	3425	26,969.00	0	0.00	\$ -		\$ -	
1105-A	Traffic Signs	E.A.	46	151.20	0	0.00	\$ -		\$ -	
1300	Revegetation	AC.	73	814.02	0	0.00	\$ -		\$ -	
2010	Mobilization	L.S.	1	103,085.20	0	0.00	\$ 44,180.00		\$ 25,771.30	
2020	Survey Monument Vault	E.A.	3	1,606.74	0	0.00	\$ -		\$ -	
SP-1	Materials Testing	L.S.	1	16,795.00	0	0.00	\$ -		\$ -	
SP-2	Pretest Bonding (Payment and Performance)	L.S.	1	48,255.93	48,255.93	0.00	\$ -		\$ -	
SP-3	Construction Permits	L.S.	1	5,536.00	3,052.10	0.00	\$ -		\$ 2,219.50	
SP-4	Erosion Control Maintenance	L.S.	1	1,704.65	170.46	0.00	\$ 316.40		\$ 255.60	
SP-5	Landscaping	L.S.	1	164,069.73	0	0.00	\$ -		\$ -	
	Change order #1			8693.22			\$ 8,693.22			
	Change order #2									
	a. Relocate Hydrant & Place 3 new valves			9364.9						
	b. Remove old Hydrant & Repair leak on Bullock			856.7						
	c. Abandon Well & Sump on Luc			746.71						
	Change order #3									
	a. 12" gate valve on main at Dal Taco			3289.66						
	b. Sewer & Water services on Lou			18263.49						
	Change order #4			22171.35						
	Change order #5			68424.2						
	Change order #6			4940.82						
	Change order #7 (draw)			42267.75						
	<b>Total</b>			<b>3,303,761.86</b>	<b>599,692.42</b>	<b>382,673.40</b>	<b>361,562.00</b>	<b>24,406.93</b>	<b>239,997.28</b>	
	<b>Retainage</b>				<b>-29984.62</b>		<b>-18076.1</b>		<b>-11999.86</b>	

#4	Materials stored Applied For	Pay App. #5	Materials stored Applied For	Pay App. #6	Materials stored Applied For	Pay App. #7	Materials stored Applied For	Pay App. #8	Materials stored Applied For	Total Remaining	%Comp
		\$ 22,357.73		\$ -		\$ -		\$ -		\$ 0.00	100%
		\$ 2,831.03		\$ -		\$ -		\$ -		\$ (0.00)	100%
		\$ -		\$ -		\$ 5,214.00		\$ -		\$ -	100%
813.62		\$ 2,400.00		\$ 1,789.97		\$ 1,505.39		\$ -		\$ 0.00	100%
										\$ -	
										\$ -	
7,134.55		\$ 8,274.00		\$ -		\$ -		\$ -		\$ (0.00)	100%
1,960.32		\$ 4,056.61		\$ -		\$ -		\$ -		\$ 0.00	100%
		\$ -		\$ -		\$ -		\$ -		\$ -	100%
8,439.16		\$ 10,394.15		\$ -		\$ -		\$ -		\$ -	100%
17,978.10		\$ 4,658.75		\$ -		\$ -		\$ -		\$ -	100%
										\$ -	
										\$ -	
				\$ 2,132.56						\$ (0.00)	100%
				\$ 14,961.48						\$ -	100%
4,039.24		\$ -		\$ -		\$ -		\$ -		\$ (0.00)	100%
										\$ -	
										\$ -	
13,973.45		\$ 3,608.70		\$ 7,326.75						\$ (0.00)	100%
		\$ 3,879.24		\$ 1,183.35						\$ 0.00	100%
8,794.56		\$ -		\$ 4,397.40						\$ -	100%
2,519.36		\$ 1,549.03		\$ -		\$ -		\$ -		\$ (0.00)	100%
		\$ -		\$ -		\$ -		\$ -		\$ -	100%
6,918.07		\$ 1,317.73		\$ 3,294.32						\$ (0.00)	100%
4,574.48		\$ 4,574.48		\$ -		\$ -		\$ -		\$ -	100%
14,792.16		\$ 14,752.19		\$ -		\$ -		\$ -		\$ 0.00	100%
										\$ -	
										\$ -	
		\$ 38,896.00		\$ 40,297.57		\$ 18,086.93				\$ -	100%
		\$ -		\$ 21,087.00						\$ -	100%
		\$ 41,920.00		\$ 9,909.60		\$ 9,718.05		\$ 3,239.35		\$ -	100%
		\$ 18,372.70		\$ 52,370.70		\$ 53,057.95				\$ 2,526.55	98%
		\$ -		\$ -		\$ -		\$ 63,897.50		\$ -	100%
										\$ -	
										\$ -	
		\$ -		\$ -		\$ 6,030.00				\$ -	100%
41,276.40		\$ 61,814.50		\$ 144,467.40		\$ 152,722.88				\$ 12,382.92	97%
		\$ -		\$ 2,529.40						\$ 0.00	100%
										\$ -	
										\$ -	
1,690.00		\$ -		\$ 3,380.00						\$ -	100%
1,004.51		\$ 1,004.51		\$ 2,009.02						\$ (0.00)	100%
		\$ -		\$ 761.25						\$ -	100%
10,315.50		\$ 52,497.50		\$ 13,087.00		\$ 253,000.00		\$ 126,500.00		\$ 50,600.00	90%
17,320.41	\$ 17,320.41	\$ 10,764.59		\$ 9,175.00		\$ 4,140.00				\$ -	100%
19,778.00		\$ 24,278.00		\$ 5,833.00		\$ 34,511.50		\$ 4,944.50		\$ 4,945.00	85%
		\$ -		\$ -		\$ -		\$ 767.13		\$ 40.37	85%
		\$ -		\$ -		\$ -		\$ 1,707.86		\$ 89.85	85%
		\$ -		\$ -		\$ -		\$ 24,290.10		\$ 2,688.90	90%
		\$ -		\$ -		\$ -		\$ 151.20		\$ -	100%
		\$ -		\$ -		\$ -		\$ 732.62		\$ 81.40	98%
10,308.50		\$ 5,154.00		\$ 12,000.00		\$ 4,123.40		\$ 1,548.00		\$ (0.00)	100%
		\$ -		\$ -		\$ -		\$ -		\$ 1,600.74	0%
		\$ -		\$ -		\$ -		\$ -		\$ 16,795.00	0%
		\$ -		\$ -		\$ -		\$ -		\$ -	100%
		\$ -		\$ -		\$ 265.20				\$ 0.00	100%
340.93		\$ 340.93		\$ 280.33		\$ -		\$ -		\$ -	100%
		\$ 16,406.80		\$ 48,597.73		\$ 73,831.37		\$ 16,406.97		\$ 8,826.76	95%
										\$ (8,093.22)	-100%
										\$ (8,354.90)	-100%
9,364.80										\$ (856.70)	-100%
856.70										\$ (746.71)	-100%
746.71										\$ -	
										\$ (3,289.86)	-100%
		3289.86								\$ (11,263.49)	-100%
		18263.49								\$ (22,173.35)	-100%
				22171.35						\$ (88,424.20)	-100%
						68424.2				\$ -	
								4940.82		\$ -	
								42267.75		\$ -	
4,939.65	17,320.41	377,756.73		422,996.18		684,730.27		291,493.80		100,593.53	
-11246.98		-18887.83		-21149.81		-34236.51		-14574.89			
13,692.66		\$358,868.90		\$401,846.37		\$650,493.76		\$276,919.11			





IDAHO POWER COMPANY  
P.O. BOX 70  
BOISE, IDAHO 83707

WELLS FARGO BANK OHIO, N.A.  
115 HOSPITAL DRIVE  
VAN WERT, OH 45891

56-382/412

CHECK NO.	0001164315
DATE	08/23/2005

AMOUNT
\$35,359.00
US DOLLARS

Y-EXACTLY Thirty-Five Thousand Three Hundred Fifty-Nine and NO/100 Dollars

PAY  
TO THE  
ORDER  
OF

HAWKINS & ASSOCIATES  
8645 W FRANKLIN RD

BOISE

ID 83709

*Ken R. Shultz*  
TREASURER

⑈0001164315⑈ ⑆041203824⑆9600032457⑈



DATE	INVOICE NO.	PAYMENT AMOUNT CUR
08/18/2005	GCR0508181440	35,359.00 USD
PYMT COMMENTS: REFUND FOR WO#27184195		
CHARGED CUSTOMER FOR 4 SWITCH		
GEARS SHOULD HAVE BEEN ONLY 2.		
BILL CLOUSER REFIGURED DESIGN.		
NEED TO REFUND THIS AMOUNT.		
TOTAL FOR CHECK 0000117803		\$35,359.00

66400 - 664 - 62 - off-site street work  
(needs reimbursement to PPA)

discount 5% also

Refund of contingency charges  
non-tenant  
APPROVED

APPROVED  
*[Signature]*

RECEIVED

off-site

SEP 02 2005

HAWKINS COMPANIES



ORIUS TELECOMMUNICATION SERVICES, INC. 411 E. KARCHER RD. NAMPA, ID 83687  
208-466-5536

REMIT TO:	ORIUS TELECOMMUNICATION SERVICES, INC.	INVOICE NUMBER:	333980	
	LBX 22959 NETWORK PLACE	INVOICE DATE:	9/1/2005	
	CHICAGO, IL 60673-1229	START DATE:		
		COMP DATE:		
SOLD TO:	HAWKINS COMPANIES LLC	JOB LOCATION:	POCATELLO SQUARE	
	8645 W FRANKLIN RD	CUSTOMER NUMBER:		
	BOISE, ID 83709	ORIUS NUMBER:	IDPOCTHAW50004	
UNITS	CONTRACT ITEMS	PER UNIT	QUANTITY	AMOUNT
	TRENCHING	\$ 2.35 FT	350	\$ 822.50
	PLACE 4" CONDUIT	\$ 2.30 FT	3560	\$ 8,188.00
	PLACE 4" 90 DEGREE BENDS	\$ 19.00 EA	29	\$ 551.00
	PLACE 4" 45 DEGREE BENDS	\$ 8.50 EA	2	\$ 17.00
	CONCRETE	\$ 4.50 EA	29	\$ 130.50
	ASPHALT REMOVAL		sq FT 70	\$ 250.00
	PLACE 3/4 MIX	\$ 5.00 YDS	18.24	\$ 91.20
	3/4 MIX PASS THRU			\$ 67.58
	3/4 MIX PASS THRU			\$ 59.36
THIS IS A PARTIAL BILL				
MORE PLACING TO COMPLETE				
INVOICE TOTAL:				\$ 10,177.14



CARD #: \_\_\_\_\_ EXP. DATE: \_\_\_\_\_

AMOUNT PAID: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_



Questions? Contact us at:  
 PO BOX 30, Boise, ID 83721.  
 Or call (208) 388-2323 (Treasure Valley).  
 Se habla español.  
 For faster service please call  
 Tuesday - Friday, 7:30 a.m. to 6:30 p.m.

Customer Name: HAWKINS & ASSOC  
 Account Number: 3886458930  
 Billing Date: 09/02/2005  
 Print Date: 09/03/2005

www.idahopower.com

<b>Due Date</b> 09/02/2005	<b>Please Pay</b> \$144.00
-------------------------------	-------------------------------

**Account Activity**

Previous Balance .....	\$0.00
Payments - Thank You .....	\$0.00
Balance Forward .....	\$0.00
Current Charges .....	\$144.00
<b>Account Balance</b>	<b>\$144.00</b>

Please Note: Returned checks may be resubmitted electronically for payment. Checks remaining unpaid will be charged a \$20 fee.

Thank you for contacting Idaho Power Company for your electrical service needs. This invoice is for Engineering or Construction costs per your request. This quote is good for sixty days and must be paid prior to continuing the construction process. Please detach lower portion and mail with check or money order. If you have any questions please contact your local Facility Representative.

RECEIVED

SEP 06 2005

HAWKINS COMPANIES

Please detach and return the portion below with your payment. Please bring entire bill when paying at a pay station.



PO BOX 7866  
 BOISE, ID 83707  
 (208) 388-2323 (Treasure Valley)

ACCOUNT NUMBER	DUE DATE	PLEASE PAY
3886458930	09/02/2005	\$144.00

Please write your account number on your check or money order made payable to Idaho Power.

Amount Enclosed \$

Project Share pledge, noted on reverse side.

Address/Phone Correction, noted on reverse side.

21066 1 AT 0.292 T201 00002635 122 21066  
 HAWKINS & ASSOC  
 8645 W FRANKLIN RD  
 BOISE, ID 83709-0632

IDAHO POWER  
 P.O. BOX 7866  
 BOISE, ID 83707-1866



HAWKINS COMPANIES  
 8645 WEST FRANKLIN ROAD  
 BOISE, ID 83709

INVOICE NUMBER: P050440-IN

INVOICE DATE: 09/07/2005

CUSTOMER PO:

KEN TUCKER

PROJECT: POCATELLO SQUARE DEV. (CMT)  
 CONSTRUCTION MATERIAL TESTING  
 POCATELLO, IDAHO

CLIENT NO: HAWKIN  
 PROJECT ID: P04089F

Description		Quantity	Price	Amount
08/11/05 RICE SPECIFIC GRAVITY	Per EACH	1.00	75.00	75.00
08/22/05 COMPRESSIVE STRENGTH CYLINDER	Per EACH	4.00	15.00	60.00
TECH FOR CONCRETE CONTROL	Per HOUR	2.00	35.00	70.00
08/23/05 TECH FOR AC FIELD DENSITIES	Per HOUR	9.00	35.00	315.00
TECH TO OBTAIN SAMPLES	Per HOUR	1.00	35.00	35.00
08/26/05 TECH FOR AC FIELD DENSITIES	Per HOUR	5.00	35.00	175.00

*off site*

*APPROVED*



RECEIVED

SEP 23 2005

HAWKINS COMPANIES

COPY

INVOICE NUMBER: P050482-IN

INVOICE DATE: 09/20/2005

CUSTOMER PO:

HAWKINS COMPANIES  
8645 WEST FRANKLIN ROAD  
BOISE, ID 83709

KEN TUCKER

PROJECT: P.S PHASE II BUILDING PADS  
CONSTRUCTION MATERIAL TESTING  
POCATELLO, IDAHO

CLIENT NO: HAWKIN  
PROJECT ID: P04089G

Description	Quantity	Price	Amount
09/06/05 TECH FOR FIELD DENSITIES	Per HOUR 1.00	35.00	35.00
09/07/05 TECH FOR FIELD DENSITIES	Per HOUR 3.00	35.00	105.00
MOISTURE DENSITY CURVE	Per EACH 1.00	150.00	150.00
09/08/05 TECH FOR FIELD DENSITIES	Per HOUR 1.00	35.00	35.00
09/09/05 TECH FOR FIELD DENSITIES	Per HOUR 2.50	35.00	87.50
09/12/05 TECH FOR FIELD DENSITIES	Per HOUR 3.00	35.00	105.00
09/13/05 TECH FOR FIELD DENSITIES	Per HOUR 2.50	35.00	87.50
09/14/05 TECH FOR FIELD DENSITIES	Per HOUR 2.00	35.00	70.00
09/15/05 TECH FOR FIELD DENSITIES	Per HOUR 3.00	35.00	105.00
09/16/05 COMP STRENGTH CYLINDER & MOLD	Per EACH 4.00	15.00	60.00
TECH FOR CONCRETE CONTROL	Per HOUR 2.00	35.00	70.00
TECH FOR FIELD DENSITIES	Per HOUR 6.00	35.00	210.00
09/17/05 TECH TO OBTAIN SAMPLES	Per HOUR 1.00	35.00	35.00

COPY

OFF-SITE

off site

NET INVOICE: \$1.15



# INVOICE

VOICE: (208) 234-0110 ♦ FAX: (208) 234-0111 ♦ WWW.RMES.biz

CLIENT: Hawkins Companies  
ADDRESS: 8645 W. Franklin Rd.  
CITY, STATE: Boise, ID 83709  
Attn: Brian Huffaker  
PROJECT: Pocatello Square  
CONTRACT NO: 04014

*off site*

DATE: 9/19/2005  
INVOICE NO. 2005313

Progress Billing  
Number: 13

INVOICE PERIOD: August 11- September 9, 2005

WORK ACCOMPLISHED THIS PERIOD:

Misc. Project Staking Including Blue Tops on Poleline, Signals, Etc..., Project Reviews, Coordination, and Inspections.

<u>CONTRACT SERVICE</u>	<u>FEE</u>	<u>QTY</u>	<u>COST</u>
(See Attached Summary)	\$2,710.00	1	\$2,710.00

DIRECT AND REIMBURSABLE COSTS

Total Amount Due This Invoice

**\$2,710.00**

PROJECT BUDGET SUMMARY

Contract Amount	\$157,830.00
Contract Changes	\$15,073.21
Total Invoiced Previously	\$167,418.96
Total Invoiced This Period	\$2,710.00
Total Invoiced To Date	\$170,128.96
Budget Remaining	<u>\$2,774.25</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.



# INVOICE

VOICE: (208) 234-0110 ♦ FAX: (208) 234-0111 ♦ WWW.RMES.biz

CLIENT: Hawkins Companies  
 ADDRESS: 8645 W. Franklin Rd.  
 CITY, STATE: Boise, ID 83709  
 Attn: Brian Huffaker  
 PROJECT: Yellowstone, Quinn Road Right of Way  
 CONTRACT NO: 04014

DATE: 9/16/2005  
 INVOICE NO. 2005311

INVOICE PERIOD: April 19 - September 14

Progress Billing  
 Number: 5

WORK ACCOMPLISHED THIS PERIOD:

Complete Construction Drawings and Approvals, Coordinate Change Order Pricing, Misc, Project Oversight and Coordination, Stake Roadway Improvements.

*off-site*

<u>CONTRACT SERVICE</u>	<u>FEE</u>	<u>QTY</u>	<u>COST</u>
See Attached Billing Summary	\$8,915.00	1	\$8,915.00

DIRECT AND REIMBURSABLE COSTS

Total Amount Due This Invoice

**\$8,915.00**

PROJECT BUDGET SUMMARY

Contract Amount	\$33,850.00
Contract Changes	\$0.00
Total Invoiced Previously	\$17,720.00
Total Invoiced This Period	\$8,915.00
Total Invoiced To Date	\$26,635.00
Budget Remaining	<u>\$7,215.00</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.

**Pocatello Square- RMES Billing Summary**  
**YELLOWSTONE/ QUINN RIGHT-OF-WAY CONTRACT**

Cost Item	Fee Total	1/12/2005	2/15/2005	3/18/2005	4/18/2005	9/16/2005	% Complete
		2004359	2005114	2005144	2005162	2005311	
<b>FEES</b>							
1 Preliminary Work	\$ 2,620.00	\$ 1,800.00	\$ 820.00	\$ -	\$ -	\$ -	100.0
2 Mapping	\$ 2,800.00	\$ 2,000.00	\$ 600.00	\$ 200.00	\$ -	\$ -	100.0
3 Demolition Design	\$ 900.00	\$ -	\$ 200.00	\$ -	\$ 500.00	\$ 200.00	100.0
4 Grading And Drainage Design	\$ 2,615.00	\$ -	\$ 500.00	\$ 300.00	\$ 1,600.00	\$ 215.00	100.0
5 Roadway Design	\$ 2,925.00	\$ -	\$ 500.00	\$ 1,000.00	\$ 1,135.00	\$ 290.00	100.0
6 Signalization and Yellowstone Imp.	\$ 815.00	\$ -	\$ 815.00	\$ -	\$ -	\$ -	100.0
7 Construction Plans	\$ 6,555.00	\$ -	\$ 750.00	\$ 500.00	\$ 4,500.00	\$ 805.00	100.0
8 Meetings and Approvals	\$ 3,520.00	\$ -	\$ -	\$ -	\$ -	\$ 3,020.00	85.8
10 Project Bidding	\$ 880.00	\$ -	\$ -	\$ -	\$ -	\$ 880.00	100.0
11 Construction Staking	\$ 5,430.00	\$ -	\$ -	\$ -	\$ -	\$ 3,220.00	59.3
12 Construction Inspection and Management	\$ 2,840.00	\$ -	\$ -	\$ -	\$ -	\$ 285.00	10.0
13 Project Inspections and As-Builts	\$ 1,950.00	\$ -	\$ -	\$ -	\$ -	\$ -	0.0
<b>Project Fee Total</b>	<b>\$ 33,850.00</b>	<b>\$ 3,800.00</b>	<b>\$ 4,185.00</b>	<b>\$ 2,000.00</b>	<b>\$ 7,735.00</b>	<b>\$ 8,915.00</b>	<b>\$ -</b>
<b>Total Fees Billed To Date</b>		<b>\$ 3,800.00</b>	<b>\$ 7,985.00</b>	<b>\$ 9,985.00</b>	<b>\$ 17,720.00</b>	<b>\$ 26,635.00</b>	<b>\$ 26,635.00</b>
<b>REIMBURSABLE EXPENSES</b>							
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reimbursable Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>INVOICE TOTAL</b>		<b>\$ 3,800.00</b>	<b>\$ 4,185.00</b>	<b>\$ 2,000.00</b>	<b>\$ 7,735.00</b>	<b>\$ 8,915.00</b>	<b>\$ -</b>



**PAYMENT REQUEST**  
**\*\*\* ATTACH ALL BACK-UP \*\*\***

REQUESTED BY HEW

TODAY'S DATE 9-20-05  
 DATE CHECK REQUIRED \_\_\_\_\_ TIME NEEDED \_\_\_\_\_

*Accounting Use Only*  
 Recurring Entry? \_\_\_\_\_ Beg. Date \_\_\_\_\_ Ending Date \_\_\_\_\_  
 Frequency:  Monthly  Semi-Monthly  Quarterly  Annually

AMOUNT 1713.24

SEPARATE CHECK REQUIRED? YES

PAYING ENTITY / PROPERTY NAME: HCO - Hanley Dr. - off site

PAYABLE TO IOAHO POWER

ADDRESS (IF MAILED) ENGINEERING COSTS AND INSTALL COSTS FOR POWER SUPPLY TO TRAFFIC SIGNAL (OFF-SITE COST)

EXPLANATION \_\_\_\_\_

IS THIS COST REIMBURSABLE? Yes [ ] No [X] (If yes, please complete the following.)  
 Has a "Green Sheet" been completed/company billed? \_\_\_\_\_

CHECK DELIVERY INSTRUCTIONS:  MAIL TO ADDRESS ABOVE  RETURN TO REQUESTING PARTY/OTHER Denise

A/R DEPOSIT TO:

ENTITY #	ACCOUNT #	AMOUNT
ENTITY #	ACCOUNT #	AMOUNT
ENTITY #	ACCOUNT #	AMOUNT

CASH TYPE:  OPERATING  OTHER (EXPLAIN) \_\_\_\_\_

SPECIAL INSTRUCTIONS: \_\_\_\_\_

*Accounting Use Only*

VENDOR # 15225 CKREQ 4423 CASH TYPE:  OPERATING  OTHER (EXPLAIN) \_\_\_\_\_

ISSUE CK  ELECTRONIC TRANSFER/PREPAID CK

SHORT DESCRIPTION origin power costs

POSTING PERIOD: 10/1/05

PAYING ENTITY #	GL ACCT #	ACCOUNT NAME	AMOUNT	JOB CODE	PHASE OR ADDITIONAL DESCRIPTION	COST CODE
<u>15225</u>	<u>1525</u>	<u>CIP</u>	<u>1713.00</u>	<u>1014</u>	<u>02</u>	<u>220100</u>

Entered into MRI \_\_\_\_\_ Posted to MRI \_\_\_\_\_ Wire/ACH Approval \_\_\_\_\_ Contract # \_\_\_\_\_ Balance To Pay \$ \_\_\_\_\_

Approvals:

Mgr. <u>[Signature]</u>	Other _____	Acctg. <u>[Signature]</u>
-------------------------	-------------	---------------------------



Idaho Power Company  
Service Request

Page: 1  
Date: 9/21/2005

---

Service Request Number: 00182131

D.O.T.- QUINN AND HURLEY, TRAFFICE LIGHTS

---

Work Order Number: 27204503-01

Request Type: OT

Rate Sch:

Reply By:

Eng Hours: 00002

Eng Fee Amount (Att 98): \$72.00

Eng Fee Amount ( Att 16):

Eng Fee Service Agreement No: 5155490655

Eng Fee Service Agreement Date: 09/02/05

Customer No: 4089540013

Feeder: ALMA17B

Service Location: QUINN POCA TELLO, ID

Required in Service Date: 9/12/2005

Planning Center/Team: POCNORTH

---

Contact Detail:

252R HAWKINS ASS.  
8645w. franklin rd., , BOISE ID 83709

Notes

I understand that the information provided above is accurate to the best of my knowledge. Changes to load; voltage; location; etc. may result in additional engineering charges.

Client Signature

Date

Facility Rep. Signature:

Date

*Bill Womack*

9-23-05



## CUSTOMER COSTS - IDAHO

Project or Customer <b>Quinn and Hurley traffic lights</b>	Design # <b>0</b>	Work Order # <b>27204503</b>
---	----------------------	---------------------------------

1. Line Installation/Upgrade Costs .....	\$ 2,078		
2. Company Betterment .....	\$ -		
3. Line Installation Allowances			
a. Customer Cash Allowance or Salvage Credit.....	\$ -		
b. Terminal Facilities Allowance .....	(\$ 365)		
c. TOTAL ALLOWANCES (Lines 3a + 3b) .....	(\$ 365)		
4. Line Installation Credit (Customer Provided Trench) .....	\$ -		
5. Net Construction Cost (1-2-3c-4) .....		\$ 1,713	
6. Vested Interest Paid to Previous Applicant (NSR) (Rule H, Option2) (Paid to WO#)	0	\$ -	
7. Vested Interest Paid to Previous Applicant (Rule H, Option1) (Paid to WO#)	0	\$ -	
8. Unusual Conditions .....		\$ -	
9. Net Amounts for Refund Distributions			
a. Customer Payment for Line Installation (80% of Customer Payment, ) .....	\$ 1,370		
b. Customer Payment Inside Residential Sub .....	\$ -		
( Smaller amount of # of Lots x \$800 or Customer Payment, )			
c. Vested interest Payment (Rule H after 2-26-97 Option 1) .....	\$ -		
(Line 7 - 20% of Original Applicant's Line Installation Cost - see Applicants A's Cost)			
d. TOTAL AMOUNT AVAILABLE FOR REFUND (Line 8+9a+9b+9c) .....	\$ 1,370		
10. 20% or Excess Investment (NSR) ( Line 5 + 6 + 7+ 8 - 9d ) .....	\$ 343		
11. Temporary Line Installation / Up&Down (NSR).....	\$ -	\$ -	
12. Right of Way Permits (NSR) .....	\$ -	\$ -	Unpaid
13. Engineering Charges(NSR)(\$36 per Hour)			
a. Prepaid Engineering Charges .....	\$ -	\$ -	Paid
b. Additional Engineering Charges .....		\$ -	
14. Underground Service Attachment Charge (NSR)			
a. Base Charge (\$30 Base or \$255 if Riser is Needed) .....	\$ -		
b. IPCo provided Trench (Trench Footage x \$5.05) .....	\$ -		
c. Customer provided Trench - (Trench Footage x \$1.05) .....	\$ -		
d. TOTAL UNDERGROUND SERVICE ATTACHMENT CHARGES (a+b+c+d) .....		\$ -	
15. Temporary Service Charge (NSR)			
(Overhead \$120, Underground \$140) .....	\$ -	\$ -	Unpaid
16. Relocation Charges (NSR)			
a. Relocation or removal with new load. ....		\$ -	
b. Relocation or removal with NO new load. ....		\$ -	
c. Salvage Credit on Relocation or Removal.....		\$ -	
17. Other Charges .....		\$ -	
18. Idaho Power Co. Contribution (Lines 2 + 3c) .....	\$ 365		
19. Prepaid Customer Charges (Lines 13+14+16) .....	\$ -		
20. Total Customer Payment Due (Lines 5+6+7+8+9d+11+12+13b+14e+15+16a+16b+17) .....		\$ 1,713	

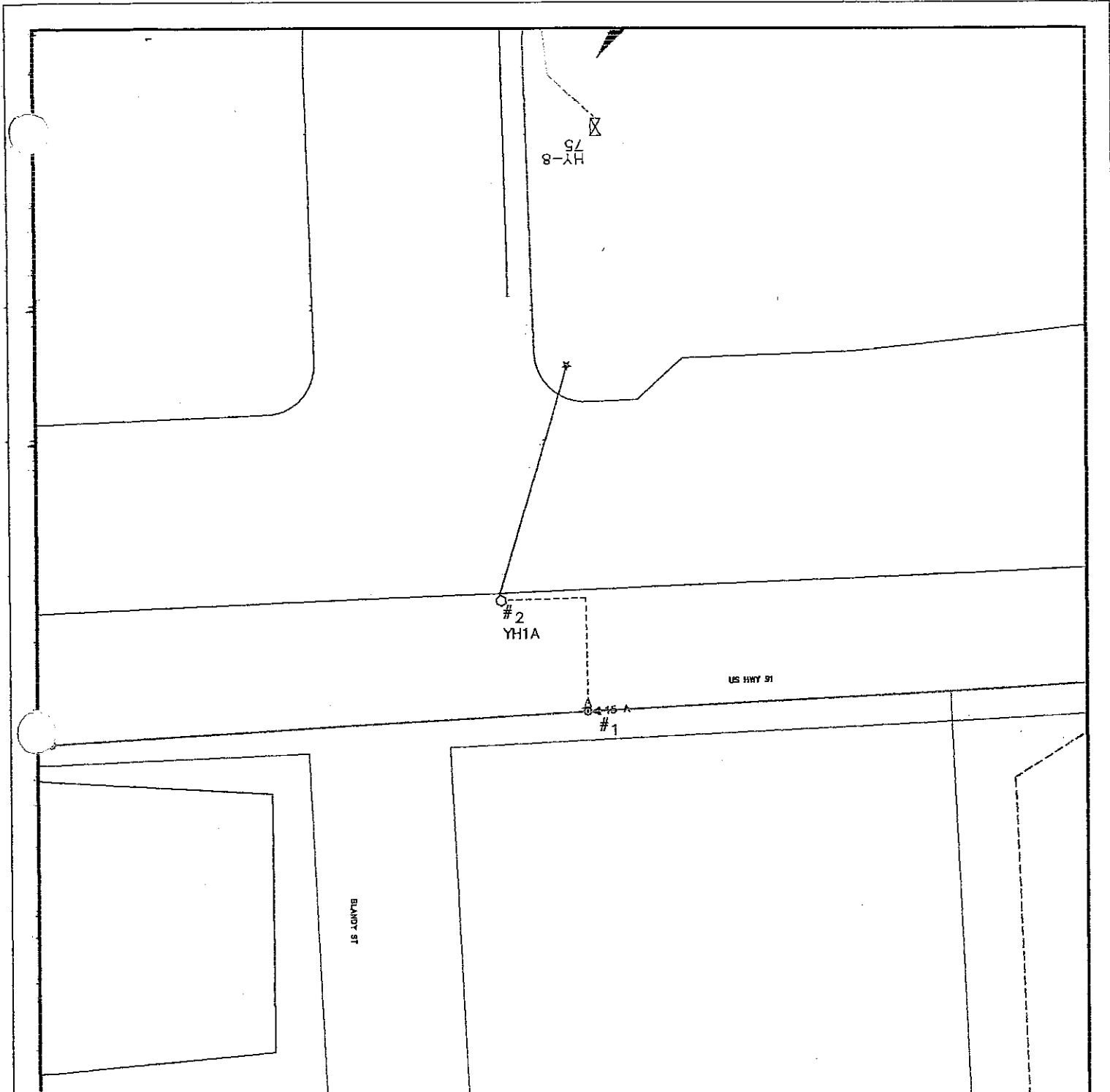
\* NSR - Not Subject to Refund

**Comments**

---

**Notice:** This written quotation shall be binding on the Company for a period of sixty days (60) from the date below indicated, subject to changes in information provided by the Customer or changes in the Company's ability to obtain satisfactory rights-of-way or to comply with governmental regulations, including but not limited to the rules, regulations, and tariffs of the Idaho Public Utilities Commission. The Customer must make payment of the quote amount not less than thirty (30) days prior to the start of construction, but the Company does not represent that construction will commence within 30 days of receipt of payment. The start of construction will be subject to the Company's ability to obtain the necessary labor, materials and equipment.

Customer Signature	Date
Quotation Date <b>9.23.05</b>	IPCo Representative <i>Bill Clower</i>



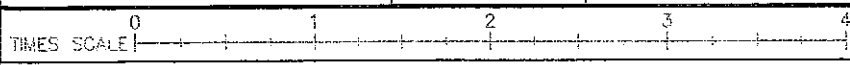
S/L  
8-XH

#2  
YH1A

#1

US HWY 91

BLANDY ST



Customer:

Date:

Job Title:  
D.O.T.- QUINN AND HURLEY, TRAFFICE LIGHTS

Additional Description:

Additional Description:



Feeder Map File Name: <b>alma1702</b>					Surveyed or GPS: Surveyed		Fdr By: _____		Designer: <b>BEC1833</b>	
Joint Use Attachments: No					Pre-Built Date: _____		Date: _____		Design No: <b>0000050072</b>	
Qua	Twn	Rng	Sec	Mer	Built as Designed: _____		ArcFM By: _____		Work Order No: <b>27204503</b>	
1	6s	34e	15	BM	Construction Date: _____		Date: _____			
State ID: _____					County: <b>BANNOCK</b>		Operating Voltage: <b>120/240</b>			

9/14/05



www.idahopower.com

Questions? Contact us at:  
PO BOX 30, Boise, ID 83721.  
Or call (208) 388-2323 (Treasure Valley).  
Se habla español.  
For faster service please call  
Tuesday - Friday, 7:30 a.m. to 6:30 p.m.

Customer Name: HAWKINS & ASSOC  
Account Number: 1357036372  
Billing Date: 08/23/2005  
Print Date: 08/24/2005

<b>Due Date</b> 09/22/2005	<b>Please Pay</b> \$3,663.00
-------------------------------	---------------------------------

**Account**  
**Activity**

Previous Balance .....	\$0.00
Payments - Thank You .....	\$0.00
Balance Forward .....	\$0.00
Current Charges .....	\$3,663.00
<b>Account Balance</b>	
	<b>\$3,663.00</b>

Please Note: Any unpaid balances will be assessed a monthly charge of one percent (1%) for Idaho customers. Returned checks may be resubmitted electronically for payment. Checks remaining unpaid will be charged a \$20 fee.

**Learn, Reduce & Save**  
**With New**  
**ENERGY Tools**

Learn about your home's energy use and tips on how to save energy. Become your own Account Manager with new ENERGY Tools now available at the E-services area of www.idahopower.com.

IDAHO 9-23-05

INVOICE # 1357036372

DESCRIPTION Line Ext Cost (OFF-SITE)

DATE 08/23/2005

AMOUNT 3663.00

OTHER 3663.00

POSTED ep

Hurley, Pr.  
Pocattello

Please detach and return the portion below with your payment. Please bring entire bill when paying at a pay station.



PO BOX 30  
BOISE, ID 83721  
(208) 388-2323 (Treasure Valley)

ACCOUNT NUMBER 1357036372  
DUE DATE 09/22/2005  
PLEASE PAY \$3,663.00

RECEIVED

Amount Enclosed \$

Please write your account number on your check or money order made payable to Idaho Power.

AUG 26 2005

Project Share pledge, noted on reverse side.

Address/Phone Correction, noted on reverse side.

HAWKINS COMPANIES

13511 1 AV 0.278  
HAWKINS & ASSOC  
8645 W FRANKLIN RD  
BOISE, ID 83709-0632

IDAHO POWER  
P.O. BOX 30  
BOISE, ID 83721-0030

**PAYMENT REQUEST**  
**\*\*\* ATTACH ALL BACK-UP \*\*\***

REQUESTED BY Deanne

TODAY'S DATE 9-23-05  
 DATE CHECK REQUIRED 9-23-05 TIME NEEDED overnight

Accounting Use Only  
 Recurring Entry? \_\_\_\_\_ Beg. Date \_\_\_\_\_ Ending Date \_\_\_\_\_  
 Frequency:  Monthly  Semi-Monthly  Quarterly  Annually

AMOUNT \$122.00

SEPARATE CHECK REQUIRED? yes

PAYING ENTITY / PROPERTY NAME: Hco - Henny, Dr. - Henny 91

PAYABLE TO City of Bocatello

ADDRESS (IF MAILED) P.O. Box 4169  
Bocatello, LD 95205-4169

EXPLANATION landscape water meter

IS THIS COST REIMBURSABLE? Yes [ ] No [ ] (if yes, please complete the following.)  
 Has a "Green Sheet" been completed/company billed? \_\_\_\_\_

CHECK DELIVERY INSTRUCTIONS:  MAIL TO ADDRESS ABOVE  RETURN TO REQUESTING PARTY/OTHER Deanne

A/R DEPOSIT TO:

ENTITY #	ACCOUNT #	AMOUNT
ENTITY #	ACCOUNT #	AMOUNT
ENTITY #	ACCOUNT #	AMOUNT

CASH TYPE:  OPERATING  OTHER (EXPLAIN) \_\_\_\_\_

SPECIAL INSTRUCTIONS: \_\_\_\_\_

Accounting Use Only

VENDOR # CTVOC CKREQ 4434 CASH TYPE:  OPERATING  OTHER (EXPLAIN) \_\_\_\_\_

ISSUE CK  ELECTRONIC TRANSFER/PREPAID CK

POSTING PERIOD: 09/2005 SHORT DESCRIPTION landscape water meter

PAYING ENTITY #	GL ACCT #	ACCOUNT NAME	AMOUNT	JOB CODE OR ADDITIONAL DESCRIPTION	PHASE	COST CODE
<u>06640</u>	<u>1525</u>	<u>CTV</u>	<u>\$122.00</u>	<u>0664</u>	<u>02</u>	<u>720200</u>

Entered into MRI \_\_\_\_\_ Posted to MRI ep Wire/ACH Approval \_\_\_\_\_ Contract # \_\_\_\_\_ Balance To Pay \$ \_\_\_\_\_

Approvals  
 Mgr. [Signature] Other \_\_\_\_\_ Acclg. ep



www.idahopower.com

Questions? Contact us at:  
PO BOX 30, Boise, ID 83721.  
Or call (208) 388-2323 (Treasure Valley).  
Se habla español.  
For faster service please call  
Tuesday - Friday, 7:30 a.m. to 6:30 p.m.

Customer Name: HAWKINS & ASSOC  
Account Number: 4089540013  
Billing Date: 09/02/2005  
Print Date: 09/03/2005

*off site*

<b>Due Date</b> 09/02/2005	<b>Please Pay</b> \$72.00
-------------------------------	------------------------------

<b>Account</b>	Previous Balance .....	\$0.00
<b>Activity</b>	Payments - Thank You .....	\$0.00
	Balance Forward .....	\$0.00
	Current Charges .....	\$72.00
	<b>Account Balance</b>	<b>\$72.00</b>

Please Note: Returned checks may be resubmitted electronically for payment. Checks remaining unpaid will be charged a \$20 fee.

Thank you for contacting Idaho Power Company for your electrical service needs. This invoice is for Engineering or Construction costs per your request. This quote is good for sixty days and must be paid prior to continuing the construction process. Please detach lower portion and mail with check or money order. If you have any questions please contact your local Facility Representative.

Please detach and return the portion below with your payment. Please bring entire bill when paying at a pay station.



PO BOX 7866  
BOISE, ID 83707  
  
(208) 388-2323 (Treasure Valley)

<b>ACCOUNT NUMBER</b>	<b>DUE DATE</b>	<b>PLEASE PAY</b>
4089540013	09/02/2005	\$72.00

Amount Enclosed \$

Please write your account number on your check or money order made payable to Idaho Power.

Project Share pledge, noted on reverse side.

Address/Phone Correction noted on reverse side.

21066 1 AT 0.292  
HAWKINS & ASSOC  
8645 W FRANKLIN RD  
BOISE, ID 83709-0632

T201 00002635 122 21066



IDAHO POWER  
P.O. BOX 7866  
BOISE, ID 83707-1866



# POCATELLO SQUARE-NORTH YELLOWSTONE PROJECT

October 11, 2005

VENDOR	LAND ACQUISITION	YELLOWSTONE IMPROVEMENTS	DRY UTILITIES*	ENGINEERING/ SURVEY	TESTING/ INSPECTION	CONSULTING FEES	INTEREST EXPENSE	MANAGE- MENT	CONST. CONTING.	CONSTRUC- TION BID	
						Asbestos & Landscaping					
Drs Anderson & Merry	71,500.00										
Charlotte Whitworth	2,005.00										
Bannock County Assessor	8,944.42										
Kelley Real Estate Appraisers	9,000.00										
First American Title Co	51,457.79										
First American Title Co	(18.42)										
Rocky Mountain Engineering				112,889.46							
Hawley Troxell	3,875.55										
Trevison	363,965.38										
Hawkins Companies LLC											
Idaho Power			7 327,785.00								
QWEST			12,569.00								
Orius Telecommunication			8 10,177.14								
Intermountain Gas			23,333.48								
City of Pocatello			6 252.00								
Rocky Mountain Engineering				83,695.75							
Strata					2 20,953.50	3,160.00					
South Landscaping						2,355.37					
TDA Environmental Inc						21,500.00					
Mickelsen Construction								4 183,074.00	63386.23	2,979.6	
5% Overhead											
<b>TOTAL EXPENDITURES</b>	510,729.72	0.00	374,116.62	196,585.21		20,953.50	27,015.37	0.00	183,074.00	63,386.23	2,979.6
<b>TOTAL PROJECT BUDGET</b>	600,000.00	500,000.00	485,000.00	250,000.00		65,000.00	50,000.00	20,000.00	260,000.00	446,000.00	3,124.7
<b>TOTAL REMAINING</b>	89,270.28	500,000.00	110,883.38	53,414.79		44,046.50	22,984.63	20,000.00	76,926.00	362,613.77	145.1

**\*DRY UTILITIES SPECIFIC BUDGETS**

Idaho Power	350,000.00
QWEST	75,000.00
Intermountain Gas	35,000.00
Cable	25,000.00

<b>TOTAL OVERALL BUDGET</b>	6,000,000.00
<b>TO DATE EXPENDITURES</b>	4,355,484.24
<b>TOTAL REMAINING</b>	<u>1,644,515.76</u>

**Adjustments made per accounting department at Hawkins Companies:**

- 1 Rocky Mountain Engineering--Added \$11,625 (Invoice 219)
- 2 Strata--Added \$1885 (Invoice 219)
- 3 Mickelsen Construction--Added \$276,919.04 (Invoice 219-Application 8)
- 4 Overhead--Added \$13,548.06 (Invoice 219)
- 6 City of Pocatello--Added \$122 (Invoice 219)
- 7 Idaho Power Cost--Line Extension --Deducted \$35,359 Added \$5592 (Invoice 219)
- 8 Orius Telecommunication Services--Added \$10,177.14 (Invoice 219)

**\* Change Order Log**

CO 1	8,693.22
CO 2	10,968.31
CO 3	21,553.35
CO 4	22,171.35
	<u>63,386.23</u>





Office of  
the President  
Campus Box 8310  
Pocatello, Idaho  
83209-8310  
(208) 282-3440  
FAX (208) 282-4487

September 26, 2005

Hand Delivered

Board of Directors  
IsoRay Medical Inc.

Dear Board Members:

Because Idaho State University has extensive expertise in both the nuclear and health sciences, IsoRay, Inc. desires to formalize a working relationship with ISU through a memorandum of understanding, to be developed. This relationship is expected to carry benefits for both parties. These benefits include cooperative research opportunities for scientists from both entities, educational and training opportunities for IsoRay employees, internship opportunities for ISU students, and employment opportunities for ISU graduates. To help make this proposed collaboration feasible, ISU intends to negotiate a long-term lease of suitable property in the ISU Research Park where IsoRay can build a research facility.

Sincerely,

Richard L. Bowen  
President

law

## ECONOMIC DEVELOPMENT AGREEMENT

This Agreement is made this \_\_\_\_ day of December, 2005, by and between IsoRay Inc., a Minnesota corporation (hereinafter referred to as "Developer") and the Pocatello Development Authority, an urban renewal agency formed under the laws of the State of Idaho (hereinafter referred to as "PDA").

### 1. Recitals

1.1 Developer represents that it intends to construct within the city limits of the City of Pocatello a manufacturing facility where Cesium 131 is inserted in titanium capsules to be used in brachytherapy for certain cancer patients. Developer will use the reactor facility located in Arco, Idaho to produce the Cesium 131, but the decision to do so is contingent upon test results which show that the irradiation process will provide the product needed by the Developer in both quantity and quality. Developer further represents that, contingent upon the result of the testing, it has obtained preliminary approval to use the reactor facility in such a manner and for such a purpose. Developer is seeking funding for approximately half of the costs of testing, including construction of the device required for insertion of the testing sample.

1.2 Developer represents that the facility will eventually employ up to 200 people, that the majority of these positions will be professional or semi-professional, that significant insurance benefits are provided to all employees, and that the lowest salary is approximately double the current minimum wage, all of which assertions are provided to indicate that the jobs will be of significant positive impact to the local economy, and thus meet the economic development mission of the PDA.

1.3 PDA is a public body created as an urban renewal agency pursuant to Idaho Code §50-2006, part of the Idaho Urban Renewal Law of 1965. As an urban renewal agency

established by the City Council of the City of Pocatello, PDA is charged with aiding and assisting economic development in the Pocatello area, including assisting developments that will retain and increase available jobs in the community; and is further charged with encouraging such development by private enterprise; all as more specifically provided in Idaho Code §§50-2002 and 50-2003, being part of the Idaho Urban Renewal Law, and Idaho Code §50-2902, being part of the Local Economic Development Act.

1.4 Based upon the assertions and assurances of the Developer, PDA has determined that the construction of a manufacturing facility for the devices used to implant the Cesium 131 represents the type of development to which it may apply urban renewal funds under the applicable statutes; and that the same will promote economic development of the area, creation of jobs and an increased tax base consistent with urban renewal laws. For that reason, PDA has committed to provide \$200,000.00 to Developer for the testing project as described above, subject to the possibility of repayment requirements as set out below.

1.5 By this Agreement, PDA and Developer wish to memorialize their mutual undertakings and commitments with respect to the project described herein and therefore, agree as follows:

## 2. **Funding and Uses of funds**

2.1 To further the proposed development, the increased economic opportunities, and increased tax base expected therefrom, PDA agrees to provide to Developer the sum of Two Hundred Thousand Dollars (\$200,000.00) no later than December 15, 2005, to use towards the costs of the testing procedures and construction as described in Paragraph 1.1.

2.2 Developer agrees that it shall immediately thereafter take all necessary steps to initiate and pay all costs for the construction of the device and all testing procedures to be

used in determining the ability of the irradiation process to meet the Developer's product needs. Developer agrees to diligently pursue completion of construction and prompt testing thereafter.

### **3. Results of testing; repayment required.**

**3.1** Developer agrees that, in consideration for the availability of such economic development funds to work diligently to construct its manufacturing facility within the city limits of Pocatello so that operation will begin no later than January 1, 2008. Developer further agrees to repay, with 5% interest from the date of disbursement, the \$200,000.00 amount should Developer fail to build and operate such a facility, except under the conditions set out in Paragraph 3.3 below.

**3.2** Developer agrees to make repayment no later than 30 days after receipt of demand from the PDA for such repayment in the event it does not construct and operate the proposed manufacturing facility.

**3.3** PDA agrees that no such repayment will be required if approval for the use of the reactor facility specified above is withdrawn by said facility and proof of denial of use is provided to the PDA.

### **4. Effect of Agreement**

**4.1** It is understood by the parties to this Agreement that the intent of the parties is that the payment assist Developer in its need for capital in connection with the development project which would include the construction of an approximately 25, 000 square-foot manufacturing facility within the city limits of the City of Pocatello, and that the parties shall take all action necessary to carry out that intent.

**4.2** The parties acknowledge that the effect of the payment by PDA set out hereunder will inure to the benefit of Developer, while having the corresponding benefit to the public purposes of PDA described above.

## **5. Miscellaneous**

**5.1** This Agreement shall be governed by and construed under the laws of the State of Idaho; venue shall be the Sixth Judicial District for the County of Bannock.

**5.2** In any litigation arising out of this Agreement, the prevailing party shall be entitled to recover reasonable attorney fees from the non-prevailing party. Determination of the prevailing party in any such litigation shall be made on the basis of the factors enumerated in Rule 54(d)(1)(B), Idaho Rules of Civil Procedure, as the same now exists or may subsequently be amended.

**5.2** The effective date of this Agreement shall be December 14, 2005.

**5.3** This Agreement shall be binding upon and inure to the benefit of the respective parties and their legal successors. Developer may not assign this Agreement without the express written consent of the PDA.

**5.4** Each party represents to the other that it has full legal authority to enter into and execute this Agreement and that the persons signing on behalf of each party have full legal authority to execute this Agreement.

**5.5** Notices to the Developer shall be sent to Roger E. Girard, CEO and Chairman, IsoRay, Inc., 350 Hills St. Suite 106, Richland, WA 99354-5411. Notices to the PDA shall be sent to the Pocatello development Authority, c/o Ray Burstedt, Executive Director, 1651 Alvin Ricken Dr., Pocatello, ID 83201, telephone (208) 233-3500.

**5.6** This document constitutes the entire agreement of the parties with respect to the grant by PDA to Developer and supersedes any prior agreements of the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

POCATELLO DEVELOPMENT AUTHORITY  
An Idaho Urban Renewal Agency

ISORAY, INC., a corporation of  
Minnesota Developer

By:

Harry P. Neuhardt  
Harry Neuhardt, Chairman

By:

Roger E. Girard  
Roger E. Girard, CEO & Chairman

### ACKNOWLEDGEMENTS

#### FOR THE POCATELLO DEVELOPMENT AUTHORITY:

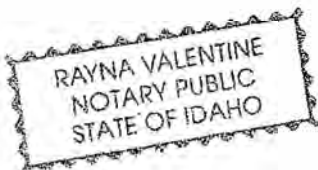
STATE OF IDAHO )

ss:

County of Bannock )

On this 14th day of December 2005, before me, the undersigned, a Notary Public in and for the State, personally appeared Harry Neuhardt, known to me to be the Chairman of the "PDA", of the City of Pocatello, and acknowledged to me that he executed the foregoing instrument for and on behalf of said agency and that said agency executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the date and year in this certificate first above written.



Rayna Valentine  
NOTARY PUBLIC FOR IDAHO

Residing in Pocatello

My commission expires:

4/28/09

