



**CITY COUNCIL
MEETING AGENDA**

**September 15, 2026
6:00 PM**

Location: City Council Chambers, 408 N. Spokane Street, Post Falls, ID 83854

WORKSHOP – 5:00 pm 2nd Floor Conference Room

- a. Discussion of Council Requests for Resolutions/Directing Staff Work on Projects

REGULAR MEETING – 6:00 pm City Council Chambers

The regular agenda is scheduled to start at 6:00 PM, but may start earlier depending on the completion of any preceding workshop.

CALL TO ORDER BY MAYOR WESTLUND

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL MEMBERS

Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Jack Mosby, Marc Lucca

**CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:
ACTION ITEM**

AMENDMENTS TO THE AGENDA

Final action cannot be taken on an item added to the agenda after the start of the meeting unless an emergency is declared that requires action at the meeting. The declaration and justification must be approved by motion of the Council.

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

The Mayor and members of the City Council have a duty to serve honestly and in the public interest. Where the Mayor or a member of the City Council have a conflict of interest, they may need to disclose the conflict and in certain circumstances, including land use decisions, they cannot participate in the decision-making process. Similarly, ex-parte contacts and site visits in most land use decisions must also be disclosed.

1. CONSENT CALENDAR

The consent calendar includes items which require formal Council action, but which are typically routine or not of great controversy. Individual Council members may ask that any specific item be removed from the consent calendar in order that it be discussed in greater detail. Explanatory information is included in the Council agenda packet regarding these items and any contingencies are part of the approval.

ACTION ITEMS:

- a. Minutes – September 1st, 2026, City Council Meeting

- b. Payables 09/02/2026 - 09/16/2026
- c. June Cash and Investments
- d. Disposal of Parks Equipment
- e. Lucky Larry Subdivision Master Development Agreement (SUBD-26-1)
- f. Prairie Avenue Annexation Acceptance of Rights of Way and Easements (ANNX-25-5)
- g. McKinley Meadows Special Use Permit Reasoned Decision (SUP-26-3 / Appeal APL-26-2)

2. PUBLIC HEARINGS

There are generally two types of public hearings. In a legislative hearing, such as adopting an ordinance amending the zoning code or Comprehensive Plan amendments, the Mayor and City Council may consider any input provided by the public. In quasi-judicial hearings, such as subdivisions, special use permits and zone change requests, the Mayor and City Council must follow procedures similar to those used in court to ensure the fairness of the hearing. Additionally, the Mayor and City Council can only consider testimony that relates to the adopted approval criteria for each matter. Residents or visitors wishing to testify upon an item before the Council must sign up in advance and provide enough information to allow the Clerk to properly record their testimony in the official record of the City Council. Hearing procedures call for submission of information from City staff, then presentation by the applicant (15 min.), followed by public testimony (4 min. each) and finally the applicant's rebuttal testimony (8 min.). Testimony should be addressed to the City Council, only address the relevant approval criteria (in quasi-judicial matters) and not be unduly repetitious.

ACTION ITEMS:

3. UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS

This section of the agenda is to continue consideration of items that have been previously discussed by the City Council and to formally adopt ordinances and resolutions that were previously approved by the Council. Ordinances and resolutions are formal measures considered by the City Council to implement policy which the Council has considered. Resolutions govern internal matters to establish fees and charges pursuant to existing ordinances. Ordinances are laws which govern general public conduct. Certain procedures must be followed in the adoption of both ordinances and resolutions; state law often establishes those requirements.

ACTION ITEMS:

- a. Hargrave Hathaway Annexation Ordinance (ANNX-22-8)
- b. Prairie Avenue Annexation Ordinance (ANNX-25-5)
- c. Westwood Water Distribution Project Phase 1- Road Repair Change Order
- d. Water Reclamation Facility Solids Handling Improvements, Project 1 Guaranteed Maximum Price Agreement with Apollo Inc.
- e. Water Reclamation Facility Solids Handling Improvements, Construction Management Services Amendment with J-U-B Engineers

4. NEW BUSINESS

This portion of the agenda is for City Council consideration of items that have not been previously discussed by the Council. Ordinances and Resolutions are generally added to a subsequent agenda for adoption under Unfinished Business, however, the Council may consider adoption of an ordinance or resolution under New Business if timely approval is necessary.

ACTION ITEMS:

- a. FY2027 Intergovernmental Agreement for Prosecution Services – Rathdrum

5. CITIZEN ISSUES

This section of the agenda is reserved for citizens wishing to address the Council regarding City-related issues that are not on the agenda. Persons wishing to speak will have 5 minutes. Comments related to pending public hearings, including decisions that may be appealed to the City Council, are out of order and should be held for the public hearing. Repeated comments regarding the same or similar topics previously addressed are out of order and will not be allowed. Comments regarding performance by city employees are inappropriate at this time and should be directed to the Mayor, either by subsequent appointment or after tonight's meeting, if time permits. In order to ensure adequate public notice, Idaho Law provides that any item, other than emergencies, requiring Council action must be placed on the agenda of an upcoming Council meeting. As such, the City Council can't take action on items raised during citizens issues at the same meeting but may request additional information or that the item be placed on a future agenda.

6. ADMINISTRATIVE / STAFF REPORTS

This portion of the agenda is for City staff members to provide reports and updates to the Mayor and City Council regarding City business as well as responses to public comments. These items are for information only and no final action will be taken.

7. MAYOR AND COUNCIL COMMENTS

This section of the agenda is provided to allow the Mayor and City Councilors to make announcements and general comments relevant to City business and to request that items be added to future agendas for discussion. No final action or in-depth discussion of issues will occur.

8. EXECUTIVE SESSION

Certain City-related matters may need to be discussed confidentially subject to applicable legal requirements; the Council may enter executive session to discuss such matters. The motion to enter into executive session must reference the specific statutory section that authorizes the executive session. No final decision or action may be taken in executive session.

ACTION ITEMS:

RETURN TO REGULAR SESSION

ADJOURNMENT

Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk, 408 N. Spokane Street or call 208-773-3511. City Council and City commission meetings are broadcast live on Post Falls City Cable on cable channel 1300 (formerly 97.103) as well as the City's YouTube Channel (<https://www.youtube.com/c/CityofPostFallsIdaho>).

Mayor Randy Westlund

Councilors: Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Jack Mosby, Marc Lucca

Mission
Building Community.

CITY OF POST FALLS
AGENDA REPORT
WORKSHOP – 5:00 pm 2nd Floor Conference Room
MEETING DATE: 9/15/2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM:

SUBJECT: Discussion of Council Requests for Resolutions/Directing Staff Work on Projects

ITEM AND RECOMMENDED ACTION:

The purpose of this workshop is to allow council discussion regarding the use of council resolutions taking a position on political issues.

DISCUSSION:

Councilor Mosby recently requested staff review of resolutions relating to abortion, flock cameras, and immigration enforcement. At the last council meeting, several council members asked that a workshop be scheduled to allow the council to discuss the proposals. Staff will give a brief presentation around good governance, separation of powers, and limitations on staff time to frame the discussion, but the intent is to allow council discussion of this issue. The staff presentation will be shared as soon as it is available.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

ATTACHMENTS:

None



**CITY COUNCIL
MEETING MINUTES**

**September 1, 2026
6:00 PM**

Location: City Council Chambers, 408 N. Spokane Street, Post Falls, ID 83854

REGULAR MEETING – 6:00 pm City Council Chambers

The regular agenda is scheduled to start at 6:00 PM, but may start earlier depending on the completion of any preceding workshop.

CALL TO ORDER BY MAYOR WESTLUND

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL MEMBERS

Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Jack Mosby, Marc Lucca

Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Jack Mosby, Marc Lucca –
Present

1. EXECUTIVE SESSION

Certain City-related matters may need to be discussed confidentially subject to applicable legal requirements; the Council may enter executive session to discuss such matters. The motion to enter into executive session must reference the specific statutory section that authorizes the executive session. No final decision or action may be taken in executive session.

ACTION ITEMS:

- a. Idaho Code 74-206(1)(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general.

Motion by City Councilor Malloy to enter into Executive Session pursuant to Idaho Code 74-206(1)(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need, further that no action will be taken during the session and that the session will last approximately ten minutes

Second by City Councilor Ziegler.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Ziegler, City Councilor Mosby, City Councilor Lucca

Motion Carried

Executive Session Entered at 6:02pm

RETURN TO REGULAR SESSION

Regular Session resumed at 6:06pm

CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION: ACTION ITEM

- a. Appointment and Oath of Office of Rhiannon O'Neill as City Clerk

Motion by City Councilor Malloy to Approve the Appointment and Oath of Office of Rhiannon O'Neill as City Clerk.

Second by City Councilor Ziegler.

Ayes: City Councilor Plew, City Councilor Malloy, City Councilor Ziegler, City Councilor Mosby, City Councilor Lucca

Nays: City Councilor Steigleder

Motion Carried

The oath of office was administered.

- b. Information on Kratom from Kootenai County Coroner Dr. Johnson

Kootenai County Coroner Dr. Duke Johnson presented on kratom. Dr. Johnson talked about the classification of kratom and the deaths attributed to it in the county.

Councilor Mosby asked how kratom kills people. Dr. Johnson responded that it affects the ability of the body to breathe.

Councilor Lucca asked what the anticipated effect is that people are looking for with kratom. Dr. Johnson replied that it is euphoria, like other opioids.

Councilor Steigleder asked how kratom responds to naran. Dr. Johnson states that naran is beneficial for kratom users, but he doesn't know the specific efficacy.

Mayor Westlund asked what other cities and counties are doing with kratom. Dr. Johnson stated he is presenting to many other jurisdictions.

Council talked about needing more information from staff on what a ban would look like and what the enforcing mechanisms would be.

AMENDMENTS TO THE AGENDA

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None

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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None

2. CONSENT CALENDAR

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ACTION ITEMS:

- a. Minutes - August 11th, 2026 City Council Special Workshop
- b. Minutes – August 18th, 2026, City Council Meeting
- c. Payables 8.19.26-9.2.26
- d. Heaven View Annexation Reasoned Decision (ANNX-25-9)
- e. Pleasant View Annexation Reasoned Decision (ANNX-25-10)
- f. North Chase Place Grants of Rights-of-Way and Easements (ANNX-25-8)
- g. North Chase Place 1st Addition Construction Improvement Agreement

Motion by City Councilor Malloy to accept the Consent Calendar as presented.

Second by City Councilor Ziegler.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Ziegler, City Councilor Mosby, City Councilor Lucca

Motion Carried

3. PUBLIC HEARINGS

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ACTION ITEMS:

None

4. UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS

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ACTION ITEMS:

a. Fiscal Year 2027 Budget Ordinance

Motion by City Councilor Malloy to place the ordinance Fiscal Year 2027 Budget on its first and only reading by title only while under suspension of the rules.

Second by City Councilor Ziegler.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Ziegler, City Councilor Mosby, City Councilor Lucca

Motion Carried

AN ORDINANCE ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR FISCAL YEAR BEGINNING OCTOBER 1, 2026, APPROPRIATING THE SUM OF \$192,944,791 TO DEFRAY THE EXPENSES AND LIABILITIES OF THE CITY OF POST FALLS FOR SAID FISCAL YEAR AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY AND SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SAID APPROPRIATIONS ARE MADE.

Motion by City Councilor Malloy to Approve the Fiscal Year 2027 Budget Ordinance and to direct the clerk to assign the appropriate number and that it be published.

Second by City Councilor Ziegler.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Ziegler, City Councilor Mosby, City Councilor Lucca

Motion Carried

b. Fiscal Year 2027 Use of Foregone Taxing Authority Resolution

Motion by City Councilor Malloy to Approve the Fiscal Year 2027 Use of Foregone Taxing Authority Resolution and to direct the clerk to assign the appropriate number.

Second by City Councilor Ziegler.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Ziegler, City Councilor Mosby, City Councilor Lucca

Motion Carried

A RESOLUTION OF THE CITY OF POST FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, CERTIFYING THE LEVY OF ONE PERCENT (1%) OF THE CITY'S FORGONE BALANCE, IN THE AMOUNT OF ONE HUNDRED AND EIGHTY THREE THOUSAND TWO HUNDRED AND SEVENTY FOUR DOLLARS (\$183,274.00) AND 3% OF THE CITY'S FOREGONE BALANCE OF FIVE HUNDRED FORTY NINE THOUSAND EIGHT HUNDRED AND TWENTY ONE DOLLARS (\$549,821.00), TO BE INCLUDED IN THE CITY'S 2026-2027 BUDGET FOR THE SPECIFIC PURPOSE OF FUNDING A CAPITAL PROJECT WITHIN THE PUBLIC SAFETY IMPACT FEES, AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, Idaho Code §50-235 empowers the Council to levy taxes for general revenue purposes; and

WHEREAS, Idaho Code §50-1002 requires the Council to pass a budget, referred to as an Annual Appropriation Ordinance; and

WHEREAS, Idaho Code §63-802 sets limitations on all taxing district budget requests on the amount of property tax revenues that can be used to fund programs and services; and

WHEREAS, Idaho Code §63-802(1)(a) allows each taxing entity to increase property tax budget

amounts by a maximum of three percent (3%), plus an amount calculated based on the value of both new construction and annexation added during the previous calendar year, plus an amount for forgone taxes; and

WHEREAS, Idaho Code §63-802(1)(e) requires that the Council must publish notice of its intent to recover a forgone levy and hold a public hearing; and

WHEREAS, the Council has met the notice and hearing requirements in Idaho Code §63-

802(1)(e) to levy one percent (1%) of the City's forgone balance, one hundred eighty-three thousand two hundred and seventy-four dollars (\$183,274); and 3% of the City's foregone balance, five hundred forty-nine thousand eight hundred and twenty-one dollars (\$549,821).

WHEREAS, the specific purpose for which the forgone increase is being budgeted is to fund an undesignated capital project with the General Fund.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF POST FALLS, IDAHO, AS FOLLOWS: That the City of Post Falls, Idaho, certifies that, in addition to the other increases allowed under Idaho Code, the City is levying one percent (1%) of the City's forgone balance, one hundred eighty three thousand two hundred and seventy-four dollars (\$183,274); and 3% of the City's foregone balance, five hundred forty nine thousand eight hundred and twenty-one dollars (\$549,821) to be included in the City of Post Falls, Idaho's 2026-2027 Budget for the specific purpose of funding a capital project with the General Fund.

c. Fiscal Year 2027 Fee Resolution

Motion by City Councilor Malloy to Approve the Fiscal Year 2027 Fee Resolution and to direct the clerk to assign the appropriate number.

Second by City Councilor Ziegler.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Ziegler, City Councilor Mosby, City Councilor Lucca

Motion Carried

WHEREAS, the City of Post Falls annually reviews all fees during the budget process to ensure accuracy; and

WHEREAS, the City of Post Falls has fees already established and periodic revisions to fees may be necessary; and

WHEREAS, the City of Post Falls has determined that the fee schedule should be updated to reflect the reasonable cost of providing the services;

WHEREAS, in accordance with Idaho law, municipal fees must be reasonably related to the cost of providing the services, and where appropriate, resident discounts may be applied in recognition of taxpayer support of city operations; and

WHEREAS, after a duly noticed public hearing was held on August 18, 2026, regarding new or increased city fees, it is deemed by the City Council to be in the best interest of the City of Post Falls and the citizens thereof that the fee schedule be amended to include the new and increased fees which were addressed at the public hearing.

WHEREAS, the City Council adopts the foregoing as its findings of fact justifying its adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Post Falls that the City of Post Falls Fee Schedule for Fiscal Year 2027, attached hereto and incorporated by reference, is hereby adopted and shall take effect on September 1, 2026 unless otherwise indicated within the fee schedule.

City staff is directed to take all necessary administrative actions to implement the adopted fees.

Any previously adopted fees that are inconsistent with the adopted schedule are hereby repealed or superseded to the extent of such inconsistency, as appropriate.

This fee schedule shall remain in effect until revised by subsequent resolution of the Post Falls City Council.

- d. North Chase Place Annexation Ordinance (ANNX-25-8)

Motion by City Councilor Malloy to place the ordinance North Chase Place Annexation (ANNX-25-8) on its first and only reading by title only while under suspension of the rules.

Second by City Councilor Ziegler.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Ziegler, City Councilor Mosby, City Councilor Lucca

Motion Carried

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO ANNEXING PROPERTY CONSISTING OF APPROXIMATELY 4.98 ACRES LOCATED AT THE SOUTHWEST CORNER OF CHASE ROAD AND FISHER AVENUE; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF:

Motion by City Councilor Malloy to Approve the North Chase Place Annexation Ordinance (ANNX-25-8) and to direct the clerk to assign the appropriate number and that it be published by summary only.

Second by City Councilor Ziegler.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Ziegler, City Councilor Mosby, City Councilor Lucca

Motion Carried

5. NEW BUSINESS

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ACTION ITEMS:

- a. Tamarack Homes Appeal (APL-26-3)

City Attorney Field Herrington asked Council if they wanted to discuss if the city is an affected party.

Councilor Mosby asked the rest of council if the city are an affected party for this appeal.

Councilor Malloy said the code doesn't prohibit the city from appealing, and the city is certainly affected by this decision.

Councilor Steigleder stated that the city is an affected party.

Motion by City Councilor Malloy to proceed with the appeal hearing.

Second by City Councilor Ziegler.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Ziegler, City Councilor Mosby, City Councilor Lucca

Motion Carried

Ethan Porter Associate Planner presented. Mr. Porter presented the surrounding zoning and the history of the project. The Planning and Zoning Commission determined that the frontage site

improvement requirements were not met under the city code by a three-two vote. The specific improvements that would be needed for the project were reviewed. The pre-existing conditions of the site were shown. The code for frontage improvements was reviewed. The zoning district and the land use table were presented. With the two duplexes on 2 platted lots, with a total of 4,830 square feet, there is a 181% expansion in use. Possible motions for the appeal were reviewed. Councilor Mosby asked if any of the outbuildings were resided in. Mr. Porter responded that no, not that he was aware of.

Councilor Malloy asked about the requirements for the alleyway. Chris Schneider, Staff Engineer, stated that the code allows for the city engineer's discretion on a frontage improvement is. Under Rob Palus's time as city engineer, we are not requiring paving from the existing road to the property for the alleyway. .

Councilor Zeigler asked if there was any maintenance responsibility from the city towards the alley. Mr. Schneider stated that typically, alleys are plowed by the city but they are the lowest priority.

Tanner Mort spoke as the respondent. Mr. Mort presented his argument for the code not necessitating frontage improvements. Mr. Mort said the previous land use was for residential purposes and the future land use is also for residential purposes. He argued that expansion is not a replacement. Mr. Mort states there's nothing in the code that requires paving of the alley. Mr. Mort presented the effects of forcing site improvements in this project. Mr. Mort spoke about housing affordability concerns in the area as it relates to unnecessary restrictions.

Councilor Mosby asked if there was more than one building on the property being used for dwelling. Mr. Mort stated he didn't think so.

Councilor Steigleder asked what the square footage was of each unit. Mr. Mort stated it would be about 1,200 square feet per unit.

Councilor Lucca stated that a duplex is an explicit separate use than the previous use as a single-family use in the city code.

Mr. Porter spoke in rebuttal. Previously, there were frontage waiver requests that were decided by the city council. They would decide whether to waive it, but the code was recently changed to give more clarity and stopped that process.

Community Development Director Bob Seale stated that going from three people living in a house to ten people in a house is an intensification. Mr. Seale explained more of the history of the waiver process and why it was discontinued.

Councilor Steigleder asked if Mr. Seale finds this part of the city code to be clear. Mr. Seale responded that yes, he does find them clear.

Council deliberated.

Motion by City Councilor Malloy to grant the appeal with the caveat that the requirement to pave the alleyway is removed from the permit.

Second by City Councilor Lucca.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Ziegler, City Councilor Mosby, City Councilor Lucca

Motion Carried

City Attorney Field Herrington asked for a more direct finding on whether it is a new use or an expansion of a use included in the motion.

Councilor Malloy rescinded his previous motion.

Motion by City Councilor Malloy to grant the appeal on the basis that this is an expansion of the existing use by more than 25% of total floor area for such use with the caveat that the requirement to pave the alleyway is removed.
Second by City Councilor Steigleder.

Council discussed the motion.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Ziegler, City Councilor Mosby
Nays: City Councilor Lucca
Motion Carried

6. CITIZEN ISSUES

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Sara Patricia Scott (Post Falls) — She is asking for an exception to be able to have five chickens. She owns and lives in a duplex. She also has an issue with addressing at her duplex.

Deputy City Administrator Warren Wilson stated that there is not a process for an exemption or exception for this, council could change the code. City staff can talk to her after the meeting to talk about addressing.

Gina Rogers (Rathdrum) — She owns a small business that sells kratom. She has worked with natural kratom for over a decade and states it is harmless. She is against a ban on natural kratom.

Natalie Mathis (Coeur d'Alene) — She has an aggressive form of arthritis and has found some relief from natural kratom. She does believe there should be some regulation, but not a ban.

7. ADMINISTRATIVE / STAFF REPORTS

This portion of the agenda is for City staff members to provide reports and updates to the Mayor and City Council regarding City business as well as responses to public comments. These items are for information only and no final action will be taken.

a. ALPR Presentation

Chief Mark Brantl presented on License Plate Recognition Cameras. Not every camera is a license plate reader camera. Intersection cameras in the city are not ALPR, they don't record, they don't retain information. The history of license plate cameras in Post Falls was reviewed. Councilor Mosby asked where the data from our cameras now lives. Chief Brantl stated that it lives in our cloud.

The Chief stated that today we have a total of nine fixed cameras, there are no mobile units, data is only accessed by authorized users and only shared with Idaho law enforcement. Access to the data is limited even within the police department. We own the data in our cameras. Motorola has

no access to our data. Chief Brantl also reviewed some misconceptions about our cameras. Officers have training yearly about information use rules. The police department also audits the queries that take place on our system. Some successes of using these cameras to catch criminals were highlighted. City information on policies and procedures around these cameras is available on the city's website.

Councilor Steigleder asked who secures the information from the cameras. The Chief responded that likely our IT Department, but he would find out for sure and get back to council.

Councilor Mosby asked how the data was deleted. Chief Brantl responded that it is an automatic deletion at two years.

Council discussed the merits of license plate recognition cameras.

8. MAYOR AND COUNCIL COMMENTS

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Councilor Mosby wanted to offer condolences to the teenager that passed away on Saturday in the Spokane River. Mr. Mosby would like to propose a resolution adopting an official policy for the city that residents' legal rights are protected and supported from the moment of conception forward. To ensure that adequate resources are allocated to protecting those rights, specifically any violations of Idaho Code sections 18-622 and 18-623.

Councilor Steigleder stated that other things were being done and being talked about in advance regarding this topic. She also asked that everyone take a moment to remember the lives that were lost and the remarkable unity and courage and patriotism that came out of 9/11.

Mayor Westlund asked for a consensus on whether the council wants to pursue Councilor Mosby's code update.

Councilor Lucca would like to see some ideas on how to combat abortion drugs coming into the city and find out who's sending them. He's in favor of the city coming up with something that really addresses the issue and could be enforceable.

Councilor Steigleder would love to become a sanctuary city for the unborn. She prefers a workshop on this to start.

ADJOURNMENT

Adjournment time 10:01pm

Randy Westlund, Mayor

Rhiannon O'Neill, City Clerk

Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk, 408 N. Spokane Street or call 208-773-3511. City Council and City commission meetings are broadcast live on Post Falls City Cable on cable channel 1300 (formerly 97.103) as well as the City's YouTube Channel (<https://www.youtube.com/c/CityofPostFallsIdaho>).

Mayor Randy Westlund

Councilors: Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Jack Mosby, Marc Lucca

Mission
Building Community.

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 9/15/2026**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Grace Strickland, CSR/AP

SUBJECT: Payables 09/02/2026 - 09/16/2026

ITEM AND RECOMMENDED ACTION:

The Finance Department recommends that the City Council review, and approve, the Post Falls Check Approval and Check Run Accountability reports dated 9.16.26. Approval of the reports acknowledges receipt of the required reports and approves making the payments. No presentation is planned on this item.

DISCUSSION:

As required by Idaho Code 50-1017 *Presentation of Claims* and 50-1018 *Payment of Claims*, the Finance Department provides a report at each council meeting detailing payments to be made on all accounts payable received during the prior two weeks. Generally, claims are presented prior to payment being issued. However, at times it is necessary for payment to be issued prior to approval (i.e. to avoid late fees), these checks are presented in the Check Run Accountability Report for ratification at the next council meeting. The attached Post Falls Check Approval reports checks totaling \$1,640,297.15 to be dated 9.16.26. The Hand Check Accountability is for Hand Checks issued 8.28.26-9.04.26 and total \$14,674.78.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

APPROVED OR DIRECTION GIVEN:

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

\$1,654,971.93

BUDGET CODE:

Various

ATTACHMENTS:

1. Hand Checks for Council 9.16.26
2. Check Run for Council 9.16.26

ACCOUNTS PAYABLE HANDCHECK ACCOUNTABILITY FOI

8/28/2026	\$	89.48	APA004206 AT&T Long Distance
8/28/2026	\$	165.30	APA004207 Charter Communications
8/28/2026	\$	159.99	APA004208 Charter Communications
8/28/2026	\$	11.51	APA004209 Kootenai County Solid Waste
8/28/2026	\$	907.69	APA004210 Level 3 Communications
8/28/2026	\$	37.00	APA004211 McGuire Estate Water Users Association
8/28/2026	\$	124.89	APA004212 Ziply Fiber
9/4/2026	\$	4,230.73	APA004475 AT&T Mobility
9/4/2026	\$	1,529.38	APA004476 Avista Utilities
9/4/2026	\$	327.96	APA004477 Charter Communications
9/4/2026	\$	165.30	APA004478 Charter Communications
9/4/2026	\$	900.00	APA004479 East Greenacres Irrigation Water Shutoffs
9/4/2026	\$	504.03	APA004480 H & H Business Systems, Inc.
9/4/2026	\$	34.52	APA004481 Kootenai County Solid Waste
9/4/2026	\$	1,716.92	APA004482 Kootenai Electric
9/4/2026	\$	566.15	APA004483 Post Falls Food Bank
9/4/2026	\$	800.00	APA004484 Ross Point Water
9/4/2026	\$	248.97	APA004485 TDS
9/4/2026	\$	1,480.50	APA004486 Tetiri, LLC
9/4/2026	\$	71.68	APA004487 Verizon Wireless
9/4/2026	\$	248.91	APA004488 Verizon Wireless
9/4/2026	\$	40.01	APA004489 Verizon Wireless
9/4/2026	\$	20.02	APA004490 Verizon Wireless
9/4/2026	\$	160.16	APA004491 Verizon Wireless
9/4/2026	\$	133.68	APA004492 Ziply Fiber
		\$ 14,674.78	

R CHECK RUN 09/16/26

Pay Before Due Date	001-431.0000.65030
Pay Before Due Date	001-442.0000.65030
Pay Before Due Date	001-421.0000.65030
Pay Before Due Date	700-461.0000.65050
Pay Before Due Date	Various
Pay Before Due Date	650-463.0000.65081
Pay Before Due Date	650-463.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	001-443.0000.65030
Pay Before Due Date	750-462.0000.62040
Pay Before Due Date	Various
Pay Before Due Date	700-461.0000.65050
Pay Before Due Date	001-465.0000.65103
Pay Before Due Date	001-22110
Pay Before Due Date	750-462.0000.62040
Pay Before Due Date	001-443.0000.65030
Pay Before Due Date	001-421.0000.62040
Pay Before Due Date	001-443.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	001-424.0000.65030
Pay Before Due Date	001-452.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	650-463.0000.65030

Post Falls Check Approval



City of Post Falls

Packet: APPKT28027 - Check Run for Council 9.16.26
Vendor Set: 01 - Vendor Set 01

Check Date: 9/9/2026

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
Fund: 001 - GENERAL FUND							
Dept: 411 Mayor & Council							
P220	Post Falls Area Chamber of Commerce	APMWB	Check	73623	Connect4Lunch (Marc Lucca)	001-411.0000.64010	25.00
Dept 411 Total:							25.00
Dept: 412 Information Systems							
VEN15225	Agileblue Security	APMWB	Electronic Funds Transf	206678	Agile Blue Monitoring FY26	001-412.0000.66043	1,014.72
A017	A-Tec, Inc.	APMWB	Check	6827	Annual OpenEye licenses	001-412.0000.66014	2,386.80
D070	Dell Marketing LP	APMWB	Check	10883459802	City Hall PC Refresh	001-412.0000.80010	23,135.90
Dept 412 Total:							26,537.42
Dept: 413 General Services							
P220	Post Falls Area Chamber of Commerce	APMWB	Check	73624	Connect4Lunch (Shelly Enderud)	001-413.0000.64010	25.00
Dept 413 Total:							25.00
Dept: 414 Finance							
B091	BDS	APMWB	Electronic Funds Transf	107434	Utility Billing and Chlorination newsletters	001-414.1445.62170	7,302.64
						001-414.1445.62190	4,156.63
Dept 414 Total:							11,459.27
Dept: 418 Human Resources							
D09750	DeVries Info Management	APMWB	Check	0211486	Shredding Services	001-418.0000.63060	70.00
VEN02035	Staples, Inc	APMWB	Check	6072951848	Office Supplies-HR	001-418.0000.63060	109.39
Dept 418 Total:							179.39
Dept: 421 Police							
VEN15225	Agileblue Security	APMWB	Electronic Funds Transf	206678	Agile Blue Monitoring FY26	001-421.0000.66041	329.10
A017	A-Tec, Inc.	APMWB	Check	6827	Annual OpenEye licenses	001-421.0000.66041	3,270.15
A600	Awards Etc.	APMWB	Check	20242399	PD Employee Plaque - Miller	001-421.0000.63060	70.00
C220	Coleman Oil Co	APMWB	Electronic Funds Transf	CP-0441582	PD Gasoline	001-421.0000.64030	10,509.18
VEN14608	Commercial Tire	APMWB	Check	55-63930	PD Spare Durango Wheel	001-421.0000.67190	140.00
C440	Culligan LLC	APMWB	Check	0025584	Water Cooler & Water Jugs for Substation -	001-421.0000.68010	58.65
D09750	DeVries Info Management	APMWB	Check	0212292	PD Shredding Services	001-421.0000.62040	130.00
G020	Galls, LLC	APMWB	Electronic Funds Transf	036077127	Patrol Equipment - Cuff Case	001-421.0000.67020	52.44
				036046069	Patrol Equipment - Kline	001-421.0000.67020	28.80
				036152102	Uniform Pants & Cuffs	001-421.4000.72000	175.92
				036116117	Uniform Jumpsuit - Bowne	001-421.4000.72000	538.50
				036116116	Uniform Jumpsuit - Brantl	001-421.4000.72000	610.13

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
		APMWB	Electronic Funds Transf	036116118	Uniform Jumpsuit - Casey	001-421.4000.72000	602.70
VEN10132	Governmentjobs.com, Inc						
		APMWB	Check	INV-164943	PowerTime Subscription	001-421.0000.62040	7,253.53
				INV-167337	PD Applicant Background Checks	001-421.0000.62080	30.00
VEN09941	Jacque Panza						
		APMWB	Check	083126	Chaplain Stipend - August	001-421.0000.62370	50.00
VEN07726	Jon Dekeles						
		APMWB	Check	083126	Chaplain Stipend - August	001-421.0000.62370	50.00
M2005	Motorola Solutions						
		APMWB	Electronic Funds Transf	1411271631	Vigilant Device Annual License Fee	001-421.0000.62040	474.96
N001	Napa Auto Parts						
		APMWB	Check	407284	PD Stock - Shop Towels	001-421.0000.67090	77.94
				406529	PD Tool - Razor Scraper	001-421.0000.67090	13.14
				406279	PD Tool - Plastic Scraper & Blade	001-421.0000.67090	11.07
				407720	PFPD114 - EGR Valve	001-421.0000.67100	68.41
				407387	PD Stock - Engine Oil Filters	001-421.0000.67100	67.72
				407374	PD Stock - Oil & Engine Filters	001-421.0000.67100	161.30
V040	ODP Business Solutions						
		APMWB	Check	475215578001	Office Supplies - PD	001-421.0000.66042	428.69
P220	Post Falls Area Chamber of Commerce						
		APMWB	Check	73593	Connect4Lunch (Michaela Thompson)	001-421.0000.64010	25.00
				73698	RCLA Class of 2027 Registration - Hughes	001-421.0000.64020	850.00
R251	Serights Ace Hardware						
		APMWB	Check	378535/1	PD Shop - Hardware	001-421.0000.67030	63.61
VEN14946	Smarsh Inc						
		APMWB	Check	INV-377078	PD Phones Archiving - August	001-421.0000.62040	25.00
S275	Solar Eclipse						
		APMWB	Check	59281	PFPD190 Window Tinting	001-421.0000.67170	480.00
VEN02035	Staples, Inc						
		APMWB	Check	6072951849	Office Supplies-PD	001-421.0000.63060	364.84
				6072951852		001-421.0000.63060	7.26
VEN07714	Uniforms2gear, Inc						
		APMWB	Electronic Funds Transf	RINV/2026/07/0048	ECO Uniform Shirt Return Credit	001-421.4000.72000	-54.89
				INV/2026/09/0020	Non-Sworn Class A Uniform Badges	001-421.4000.72000	104.64
Dept 421 Total:							27,067.79
Dept: 423 Oasis							
VEN15077	Strong Family Law, PLLC						
		APMWB	Check	CV28-21-2018a	VSU Client Legal Services	001-423.1153.68400	1,277.50
G020	Galls, LLC						
		APMWB	Electronic Funds Transf	036102102	VSU Body Armor	001-423.0000.63730	2,141.64
VEN02102	Stevens, Randi M.						
		APMWB	Electronic Funds Transf	VSU JUL/26	VSU Support Group - July	001-423.1153.68400	883.00
				VSU AUG/26	VSU Support Group - August	001-423.1153.68400	909.00
VEN14365	Valiant Law						
		APMWB	Check	CV28-26-6025	VSU Client Legal Services	001-423.1153.68400	1,250.00
Dept 423 Total:							6,461.14
Dept: 424 Legal							
C220	Coleman Oil Co						
		APMWB	Electronic Funds Transf	CP-0439180	Fuel Usage - August 2026	001-424.0000.64030	61.95
D09750	DeVries Info Management						
		APMWB	Check	0211486	Shredding Services	001-424.0000.63060	70.00
V040	ODP Business Solutions						
		APMWB	Check	481077057001	Office Supplies - Legal	001-424.0000.63040	660.29
				481076875001		001-424.0000.63040	178.28
						001-424.0000.63060	19.64
P220	Post Falls Area Chamber of Commerce						
		APMWB	Check	73597	Connect4Lunch (Gabbert and Herrington)	001-424.0000.64010	50.00
VEN02035	Staples, Inc						
		APMWB	Check	6072951851	Office supplies-Legal	001-424.0000.63040	84.48

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
		APMWB	Check	6072951850	Office Supplies - Legal	001-424.0000.63040	345.37
				6072951851	Office supplies-Legal	001-424.0000.63060	8.42
				6072951850	Office Supplies - Legal	001-424.0000.63060	69.99
					Dept 424 Total:		1,548.42
Dept: 427 Animal Control							
C220	Coleman Oil Co						
	APMWB	Electronic Funds Transf	CP-0441582	PD Gasoline		001-427.0000.64030	254.05
						Dept 427 Total:	254.05
Dept: 431 Streets							
A365	American On-Site Services						
	APMWB	Check	I129152	Streets Port-a-John Cleanout		001-431.0000.68130	250.00
VEN15285	American Road Maintenance, Inc						
	APMWB	Check	10003	2026 Chip Seal Contract - 95% of total		001-431.0000.68110	474,007.49
A497	Arrow Construction Supply, Inc						
	APMWB	Check	S44587	Concrete Form Release Agent 5 gal.		001-431.0000.68150	100.48
VEN05261	CDA PAVING						
	APMWB	Check	119147	DUMPING CLEAN CONCRETE		001-431.0000.68130	50.40
C220	Coleman Oil Co						
	APMWB	Electronic Funds Transf	CP-0439180	Fuel Usage - August 2026		001-431.0000.64030	9,938.67
I070	Idaho Asphalt Supply, Inc.						
	APMWB	Check	90027456	2026 Tack Oil		001-431.0000.68090	514.75
			90027151	2026 Tack Oil Contract		001-431.0000.68090	565.50
			90028024	Year 2026 Tack Oil		001-431.0000.68130	688.75
			90028615	2026 TACK OIL CONTRACT - CSS-1		001-431.0000.68130	87.00
			90028024	Year 2026 Tack Oil		001-431.0000.68130	94.25
P325	Poe Asphalt Paving, Inc.						
	APMWB	Check	11684	Asphalt to pave/patch E. 15th Avenue		001-431.0000.68090	1,640.78
			11659	Asphalt to Patch 15th Ave		001-431.0000.68090	3,215.30
T090	Thorco, Inc.						
	APMWB	Check	1795983	Repair of Signal - Pleasantview/Riverbend		001-431.0000.68140	817.88
VEN14310	US Fleet Tracking LLC						
	APMWB	Check	530418	Monthly Vehicle Tracking Service		001-431.0000.66016	592.68
Z026	Ziegler Lumber Co #017						
	APMWB	Check	104280	Credit of 1 bag of cement (broke open)		001-431.0000.68150	-13.05
			1175939	Portland Cement 47-lb bag		001-431.0000.68150	717.75
						Dept 431 Total:	493,268.63
Dept: 432 Public Works Administration							
C220	Coleman Oil Co						
	APMWB	Electronic Funds Transf	CP-0439180	Fuel Usage - August 2026		001-432.0000.64030	43.45
						Dept 432 Total:	43.45
Dept: 433 Facility Maintenance							
C220	Coleman Oil Co						
	APMWB	Electronic Funds Transf	CP-0439180	Fuel Usage - August 2026		001-433.0000.64030	222.13
P310	Platt Electric Supply						
	APMWB	Check	33Z0919	Ballasts for lighting repair at the Police Dept.		001-433.0000.63720	173.89
			33Z6853	Batteries for City Hall		001-433.0000.63730	163.18
W0226	Walter E Nelson Co						
	APMWB	Electronic Funds Transf	578579	toilet paper for City Hall and Police dept.		001-433.0000.63140	287.37
			578550	Replacement brushes for Maintenance vacu		001-433.0000.66190	84.36
						Dept 433 Total:	930.93
Dept: 434 Fleet Maintenance							
VEN14736	Cintas Corporation No. 3						
	APMWB	Check	4279983236	Fleet laundry & rug service		001-434.0000.63160	143.87
			4280732059	Fleet Laundry & Rug Service		001-434.0000.63160	143.87
C220	Coleman Oil Co						
	APMWB	Electronic Funds Transf	CP-0439180	Fuel Usage - August 2026		001-434.0000.64030	246.86

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
VEN04300	CW Wraps & Marketing, Inc						
	APMWB		Electronic Funds Transf	20398	Custom Wrap - PFPD189	001-434.0000.90010	1,650.00
				20399	Custom Wrap - PFPD188	001-434.0000.90010	1,650.00
K080	Knudtsen Chevrolet and GMAC						
	APMWB		Check	5016393	FILTER KIT & GASKET - F101	001-434.0000.63011	86.14
P1001	Pape Machinery						
	APMWB		Check	17128978	PUMP - S613	001-434.0000.63011	1,454.86
				17129006	Nozzle parts for S613	001-434.0000.63011	207.22
P180	Perfection Tire						
	APMWB		Check	1110877	Tires - S612	001-434.0000.67190	479.84
				1110928	Tires - P614	001-434.0000.67190	507.56
				1110576	Tires - P469	001-434.0000.67190	210.96
R060	Ragan Equipment Co.						
	APMWB		Check	01-190787	Starter - P473	001-434.0000.63012	246.00
T106	Titan Truck Equipment						
	APMWB		Check	1395284	Upfit - P143	001-434.0000.90010	31,927.89
Dept 434 Total:							38,955.07
Dept: 435 GIS							
E0495	ESRI Inc.						
	APMWB		Check	900313308	Esri Training Classes for Bob and Nicole	001-435.0000.64020	2,023.50
Dept 435 Total:							2,023.50
Dept: 441 Urban Forestry							
C220	Coleman Oil Co						
	APMWB		Electronic Funds Transf	CP-0439180	Fuel Usage - August 2026	001-441.0000.64030	581.69
R251	Serights Ace Hardware						
	APMWB		Check	378585/1	Tools for UF	001-441.0000.67090	35.07
Dept 441 Total:							616.76
Dept: 442 Cemetery							
VEN13104	Bluejay Industrial Inc						
	APMWB		Check	042026	Chain swivels 2	001-442.0000.67030	90.86
C2961	Cold Spring Granite Company						
	APMWB		Check	RI 2576202	Olejniczak matching VA	001-442.0000.63760	348.27
C220	Coleman Oil Co						
	APMWB		Electronic Funds Transf	CP-0439180	Fuel Usage - August 2026	001-442.0000.64030	667.00
S050	Saturday Night Inc.						
	APMWB		Electronic Funds Transf	109509	shirts for cemetery staff	001-442.4000.72000	765.01
R251	Serights Ace Hardware						
	APMWB		Check	378280/1	screws for cremation table	001-442.0000.67030	9.40
				378273/1	Washer and screw for cremation table	001-442.0000.67030	52.38
W230	Wilbert Precast Inc.						
	APMWB		Check	418096-1	McPoland Final Engraving	001-442.0000.63760	258.00
				416474-1	Michael & Helen Groves Memorial	001-442.0000.63760	1,837.36
				416470-1	Ethan Landon memorial	001-442.0000.63760	1,125.24
				416999-1	Thomas, Robert & Debra niche plate	001-442.0000.63760	385.00
Dept 442 Total:							5,538.52
Dept: 443 Parks							
A365	American On-Site Services						
	APMWB		Check	I129126	Skate Park Portable	001-443.0000.65050	200.00
				I129090	Black Bay Portable Restroom	001-443.0000.65050	115.00
				I129164	Tennis Cts Portable Restroom	001-443.0000.65050	183.00
				I129167	Hilde Kellogg Portable Restroom	001-443.0000.65050	183.00
				I129154	Q'emiln Park Portable Restrooms	001-443.0000.65050	400.00
				I129168	Upper Corbin Portable Restroom	001-443.0000.65050	183.00
				I129205	Community Garden Portable Restroom	001-443.0000.65050	183.00
				I129089	4th St. Trailhead Portable Restrooms	001-443.0000.65050	200.00
				I129203	Corbin Portable Restroom	001-443.0000.65050	115.00
				I129166	Warren Portable Restroom	001-443.0000.65050	183.00

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
A017	A-Tec, Inc.				
APMWB	Check	6827	Annual OpenEye licenses	001-443.0000.63080	3,017.74
C280	Coeur d'Alene Power Tool				
APMWB	Check	2-313092	Staple gun for Construction	001-443.0000.67090	275.00
C220	Coleman Oil Co				
APMWB	Electronic Funds Transf	CP-0439180	Fuel Usage - August 2026	001-443.0000.64030	5,816.98
VEN14867	CW Signs				
APMWB	Check	4548	E-bike signs for Cent. Tr & Parks	001-443.0000.63260	640.00
				001-443.0000.80140	3,360.00
G098	Grainger				
APMWB	Check	9069083443	rope for buoys	001-443.1658.62330	153.23
R1691	River City Paint & Decorating				
APMWB	Check	AAPAQ	Red Traffic Paint for Q'emiln	001-443.1658.62330	271.96
R251	Serights Ace Hardware				
APMWB	Check	378397/1	Tools for Chase	001-443.0000.67090	88.15
		378347/1	Tools for Parks	001-443.0000.67090	29.69
		378465/1	Parts for irrigation in Parks	001-443.0000.68230	25.18
VEN15091	Simpliverified, LLC				
APMWB	Electronic Funds Transf	93864	Background Checks August 2026	001-443.0000.62080	33.00
A565	SiteOne Landscape Supply, LLC				
APMWB	Check	170566348-001	Irrigation Parts for Parks	001-443.0000.68230	488.77
U0010	ULINE				
APMWB	Check	212633411	Hardware and dog bags for Parks	001-443.0000.63150	280.84
				001-443.0000.63530	170.00
				001-443.0000.67030	78.00
Dept 443 Total:					16,673.54
Dept: 444 Parks - Construction					
VEN04987	Basin Sod, Inc.				
APMWB	Check	56601	Sod for Chase Park Site-Work	001-444.1665.93180	205.00
		56527	Sod for Chase Park Site Work	001-444.1665.93180	615.00
F140	Fred's Plumbing				
APMWB	Check	302691	Plumbing work for Chase Restroom	001-444.1665.93180	17,286.82
J105	J-U-B Engineers, Inc.				
APMWB	Electronic Funds Transf	199610	Chase Field Survey & Grading	001-444.1665.93180	480.00
VEN02005	Matheus Lumber Company				
APMWB	Check	60116005	Tongue and Groove for Chase Restroom	001-444.1665.93180	2,020.00
VEN14069	Michael Terrell- Landscape Architecture, PLLC				
APMWB	Check	6898	Site Evaluation of Montrose Sports Complex	001-444.0000.62040	4,946.75
P310	Platt Electric Supply				
APMWB	Check	7P96810	Lights for Chase	001-444.1665.93180	192.42
R251	Serights Ace Hardware				
APMWB	Check	378319/1	Hardware for Construction	001-444.0000.67030	53.98
		378422/1	Paint supplies for Construction	001-444.0000.68160	125.72
		378357/1	Strap hanger for Chase	001-444.1665.93180	11.68
Dept 444 Total:					25,937.37
Dept: 445 Recreation					
C220	Coleman Oil Co				
APMWB	Electronic Funds Transf	CP-0439180	Fuel Usage - August 2026	001-445.0000.64030	117.66
VEN05955	Darrell Hull				
APMWB	Check	08.26.26	Contractual Services-Youth & Adult Golf Le:	001-445.0000.62040	1,001.00
VEN15287	Jason Wiley				
APMWB	Check	26-001	Summer Camp Staff First Aid Training	001-445.0000.63110	541.31
VEN04489	Kroc Center				
APMWB	Check	51726	Life Guard Training for Summer Camp	001-445.0000.64020	1,168.75
V040	ODP Business Solutions				
APMWB	Check	480711605001	Office Supplies-Recreation	001-445.0000.63060	118.29
VEN01197	Post Falls High School				
APMWB	Check	09.01.26	ContractualServicesYthBasketball Camp In:	001-445.0000.62040	2,983.80
R097	Rebecca Powell				

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
		APMWB	Electronic Funds Transf	08.26.26	Brochure/Activity Guide Design Fall-Winter 2	001-445.0000.63210	1,490.00
S050	Saturday Night Inc.						
		APMWB	Electronic Funds Transf	109520	2026 Fall Youth Soccer T-Shirts	001-445.0000.63430	773.60
				109519	2026 Fall Soccer T-shirts	001-445.0000.63430	207.90
				109518	2026 Fall Soccer T-Shirts	001-445.0000.63430	2.50
				109519	2026 Fall Soccer T-shirts	001-445.0000.63430	947.20
				109521	Youth Fall Soccer 2026 T-Shirts	001-445.0000.63430	1,588.20
				109518	2026 Fall Soccer T-Shirts	001-445.0000.63430	884.20
VEN15091	Simpliverified, LLC						
		APMWB	Electronic Funds Transf	93864	Background Checks August 2026	001-445.0000.62080	2,792.26
VEN14985	Wes Pitter						
		APMWB	Check	08.27.26	Contractual Services-Late Registrations %	001-445.0000.62040	245.00
VEN15000	Wiley E. Waters						
		APMWB	Check	09.01.26	Contractual Services-Scenic River Trip Cert	001-445.0000.62040	112.00
Dept 445 Total:							14,973.67
Dept: 452 Building Inspector							
B091	BDS						
		APMWB	Electronic Funds Transf	107434	Utility Billing and Chlorination newsletters	001-452.0000.62040	50.00
C220	Coleman Oil Co						
		APMWB	Electronic Funds Transf	CP-0439180	Fuel Usage - August 2026	001-452.0000.64030	781.10
Dept 452 Total:							831.10
Dept: 453 Engineering							
C220	Coleman Oil Co						
		APMWB	Electronic Funds Transf	CP-0439180	Fuel Usage - August 2026	001-453.0000.64030	358.10
Dept 453 Total:							358.10
Dept: 481 Capital Improvements/Contracts							
A017	A-Tec, Inc.						
		APMWB	Check	6826	OpenEye In/Out 20MP Replacement Camer	001-481.0000.68395	2,773.22
VEN14850	Legacy Heating and Cooling						
		APMWB	Check	39178662	Heating pump installation	001-481.0000.68395	2,680.16
Dept 481 Total:							5,453.38
Fund 001 Total:							679,161.50
Fund: 003 - PERSONNEL BENEFIT POOL							
Dept: 482 Personnel Pool							
VEN15121	BPA Health, Inc						
		APMWB	Electronic Funds Transf	615252	EAP Services - August 2026	003-482.4000.73000	852.00
A6000	Rehn & Associates, Inc.						
		APMWB	Check	INV-00213954	Cobra Notices August 2026	003-482.0000.62160	112.00
Dept 482 Total:							964.00
Fund 003 Total:							964.00
Fund: 007 - DRUG SEIZURE PROGRAM							
Dept: 425 Drug Seizure Program							
G020	Galls, LLC						
		APMWB	Electronic Funds Transf	036064009	Mini First Aid Kits for Patrol	007-425.0000.67020	1,630.80
Dept 425 Total:							1,630.80
Fund 007 Total:							1,630.80
Fund: 008 - 911 SUPPORT							
Dept: 426 911 Support							
VEN15225	Agileblue Security						
		APMWB	Electronic Funds Transf	206678	Agile Blue Monitoring FY26	008-426.0000.66043	1,398.68
VEN15269	GovWorx, Inc						
		APMWB	Check	INV-1629	Comms Coach	008-426.0000.91560	28,129.50

Dept 426 Total: 29,528.18

Fund 008 Total: 29,528.18

Packet: APPKT28027 - Check Run for Council 9.16.26
Vendor Set: 01 - Vendor Set 01

Check Date: 9/9/2026

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
Fund: 034 - KOOTENAI FIRE/EMS IMPACT FEES							
Dept: 428 Kootenai Fire/EMS Impact Fees							
VEN14739	Kootenai County Emergency Medical Services System	APMWB	Electronic Funds Transf	August 2026 Impact	August 2026 Impact Fees	034-428.0000.33117	-760.00
						034-428.0000.62040	18,306.60
VEN06795	Kootenai County Fire & Rescue	APMWB	Electronic Funds Transf	August 2026 Impact	August 2026 Impact Fees	034-428.0000.33117	-1,520.00
						034-428.0000.62040	145,992.90
Dept 428 Total:							162,019.50
Fund 034 Total:							162,019.50
Fund: 038 - PARKS IMPACT FEES							
Dept: 443 Parks							
J105	J-U-B Engineers, Inc.	APMWB	Electronic Funds Transf	199604	Dog Park Project Management	038-443.0000.94170	28,250.00
K140	Kootenai Electric	APMWB	Check	428406	Electrical Construction for the Quarry	038-443.0000.94165	52,330.00
VEN14069	Michael Terrell- Landscape Architecture, PLLC	APMWB	Check	6881	Phase 1 of the Quarry Task Order 9 CA	038-443.0000.94165	35,103.39
Dept 443 Total:							115,683.39
Fund 038 Total:							115,683.39
Fund: 650 - RECLAIMED WATER OPERATING							
Dept: 463 Wastewater Operating							
A090	Accurate Testing Labs LLC	APMWB	Check	156413	Post Falls Biosolids Testing	650-463.0000.68360	660.00
A1395	Advanced Compressor & Hose Inc	APMWB	Check	104661	WWTP Supplies	650-463.0000.68025	273.15
				104713	Tube for Plant	650-463.0000.68025	48.40
A410	Analytical Laboratories, Inc.	APMWB	Check	2606053	WET Testing	650-463.0000.68360	2,495.54
A424	Anatek Labs, Inc.	APMWB	Electronic Funds Transf	2623223	Surface Water CP Testing	650-463.0000.68360	898.00
				2614113	PFAS analysis	650-463.0000.68360	2,060.00
				2623224	Surface Water CP Testing	650-463.0000.68360	587.00
VEN15002	Apollo, Inc	APMWB	Electronic Funds Transf	Solids Handling Pay	Solids Handling Apollo Pay App #5	650-463.3125.95520	7,705.00
VEN14808	Ardurra Group, Inc	APMWB	Electronic Funds Transf	22377	Community Forest July 1st-31st 2026	650-463.0000.62040	1,833.75
VEN14736	Cintas Corporation No. 3	APMWB	Check	4280732230	WWTP Uniforms	650-463.4000.72000	158.32
C220	Coleman Oil Co	APMWB	Electronic Funds Transf	CP-0439180	Fuel Usage - August 2026	650-463.0000.65005	680.59
F030	FedEx	APMWB	Check	9-726-26573	Late Fee for Shipping	650-463.0000.68360	34.53
				9-439-18878	Pickup & late fee	650-463.0000.68360	68.49
G098	Grainger	APMWB	Check	9057340573	WWTP Filters	650-463.0000.68010	68.16
H030	Hach Company	APMWB	Check	15138433	WWTP Lab Supplies	650-463.0000.63400	1,245.43
				15117775	WWTP Lab Supplies	650-463.0000.63400	190.78
H1957	Horizon Distributors Inc	APMWB	Electronic Funds Transf	2S266856	4" POP-UP ROTOR	650-463.0000.68010	279.60
I129	Idaho Rural Water Assoc.	APMWB	Check	E8940	2026 IRWA Fall Conference 6 People	650-463.0000.64020	1,110.00

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
K080	Knudtsen Chevrolet and GMAC						
APMWB	Check			5019251	Sensor - T207	650-463.0000.67170	12.00
				5019363	Mirror Assembly - T207	650-463.0000.67170	201.71
N001	Napa Auto Parts						
APMWB	Check			090397	WWTP Notch V-Belt	650-463.0000.68025	110.39
VEN04172	Northwest Scientific, Inc.						
APMWB	Electronic Funds Transf			5205323	Lab Supply Electrode Storage Solution	650-463.0000.63400	111.48
O050	Oxarc Inc.						
APMWB	Electronic Funds Transf			0032578610	Sodium BisulfiteTertiary Treatment Chemica	650-463.0000.63008	2,969.05
P125	Paramount Supply Company						
APMWB	Check			242443	WWTP Spares Tube & PVC Nipples	650-463.0000.68025	943.12
R251	Serights Ace Hardware						
APMWB	Check			378467/1	IRRIGATION PARTS WWTP	650-463.0000.68010	8.33
				378387/1	WWTP BUCKET 5G	650-463.0000.68025	36.47
VEN15091	Simpliverified, LLC						
APMWB	Electronic Funds Transf			93864	Background Checks August 2026	650-463.0000.62080	33.00
U1006	Univar Solutions USA, LLC						
APMWB	Electronic Funds Transf			54063733	Aluminum Sulfate for Tertiary Operations	650-463.0000.63490	8,201.40
				54116444		650-463.0000.63490	8,264.48
				54082772		650-463.0000.63490	8,204.72
				54088474		650-463.0000.63490	8,168.20
Dept 463 Total:							57,661.09
Dept: 466 Wastewater - Collections							
VEN14736	Cintas Corporation No. 3						
APMWB	Check			4280732230	WWTP Uniforms	650-466.4000.72000	158.32
C220	Coleman Oil Co						
APMWB	Electronic Funds Transf			CP-0439180	Fuel Usage - August 2026	650-466.0000.65005	2,499.76
C3090	Columbia Electric Supply						
APMWB	Electronic Funds Transf			1120-1026025	Level transducer	650-466.0000.68021	2,182.24
VEN15276	Gritty Land Development						
APMWB	Check			SH41 & Poleline Pa	SH41 & Poleline Pay App #1	650-466.3221.68400	221,929.36
J105	J-U-B Engineers, Inc.						
APMWB	Electronic Funds Transf			199716	Montrose Highlands Gen. JUB Invoice July 2	650-466.3104.68400	5,288.23
N001	Napa Auto Parts						
APMWB	Check			090115	WWTP 12 24V CHARGER	650-466.0000.63006	149.00
P180	Perfection Tire						
APMWB	Check			1110650	T207 Diesel Exhaust System	650-466.0000.67170	150.00
VEN15222	Valley Electric Inc						
APMWB	Check			Mon-High Pay App	Montrose Highlands Valley Electric Pay App	650-466.3104.68400	31,249.63
				Mon-High Pay App	Highlands Montrose Valley Electric Pay App	650-466.3104.68400	29,733.62
Dept 466 Total:							293,340.16
Dept: 468 Wastewater - Surface Water							
C220	Coleman Oil Co						
APMWB	Electronic Funds Transf			CP-0439180	Fuel Usage - August 2026	650-468.0000.65005	1,047.74
H1957	Horizon Distributors Inc						
APMWB	Electronic Funds Transf			2S267772	Swale Supplies	650-468.0000.68380	303.24
				2S267287	Surface Water 3rd St & Ross Point Supplies	650-468.0000.68380	51.30
R1913	Rockhound Landscape Supply						
APMWB	Check			1589	2 yards Basalt	650-468.0000.68380	104.00
				1595	3 yards top soil	650-468.0000.68380	87.00
				1597		650-468.0000.68380	87.00
				3206	2 yards sand	650-468.0000.68380	84.00
				1961	440 SF Sod	650-468.0000.68380	259.60
				1583	2yds Top Soil	650-468.0000.68380	58.00
				1596	3 yards topsoil	650-468.0000.68380	87.00
				1578	3yds 1 1/2" Gravel	650-468.0000.68380	126.00
Dept 463 Total:							2,294.88

Fund 650 Total: 353,296.13

Packet: APPKT28027 - Check Run for Council 9.16.26

Check Date: 9/9/2026

Vendor Set: 01 - Vendor Set 01

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
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Fund: 652 - RECLAIMED WATER CAPITAL - COLLECTOR

Dept: 463 Wastewater Operating

J105	J-U-B Engineers, Inc.						
APMWB	Electronic Funds Transf			199571	NE Quadrant Study	652-463.3201.95500	19,172.14
Dept 463 Total:							19,172.14
Fund 652 Total:							19,172.14

Fund: 750 - WATER OPERATING

Dept: 462 Water Operating

A090	Accurate Testing Labs LLC						
APMWB	Check			157251	Water Testing Coliform Presence/Absence	750-462.0000.68360	200.00
VEN15262	ASQI LLC						
APMWB	Check			INV/2026/00011	Well 11 SCADA/HMI integration	750-462.0000.68025	4,000.00
B091	BDS						
APMWB	Electronic Funds Transf			107434	Utility Billing and Chlorination newsletters	750-462.0000.62410	1,037.00
VEN04268	Coeur d'Alene Garbage Service						
APMWB	Check			3539639	Water Cardboard Recycle	750-462.0000.65050	56.04
C220	Coleman Oil Co						
APMWB	Electronic Funds Transf			CP-0439180	Fuel Usage - August 2026	750-462.0000.64030	2,636.77
C360	Consolidated Supply Co.						
APMWB	Electronic Funds Transf			S013067356.001	Water Dept 1-1/4" COUPLING	750-462.0000.63280	314.34
				S013033672.001	Adjustable Meter Coil Box	750-462.0000.63280	5,992.36
				S013057717.002	Water Meter Box Covers	750-462.0000.63280	1,100.85
				S012941317.002	WATER CREDIT FOR METER IDLER RETI	750-462.0000.63280	-924.00
H215	Core & Main LP						
APMWB	Check			Z462944	Water 2" Meter Flange	750-462.0000.63280	47.01
				Z568366	WATER NICOR SNAP-IN BRACKET	750-462.0000.63280	158.76
F1275	Fox Trailer Sales						
APMWB	Check			CO-0002436	2027 Continental Cargo Trailer	750-462.0000.81170	4,445.00
J105	J-U-B Engineers, Inc.						
APMWB	Electronic Funds Transf			198497	Well #4 JUB Invoice June 2026	750-462.3227.95550	5,298.10
				199422	Well 4 JUB Invoice July 2026	750-462.3227.95550	6,926.48
K080	Knudtsen Chevrolet and GMAC						
APMWB	Check			6305497/1	W124 Oil Change & Tire Rotation(short pay i	750-462.0000.67170	161.46
N001	Napa Auto Parts						
APMWB	Check			406537	RATCHET W120	750-462.0000.67090	16.15
				405696	Water Socket Set	750-462.0000.67090	88.60
R251	Serights Ace Hardware						
APMWB	Check			378534/1	Water Maintenance Supplies	750-462.0000.68010	38.68
				378223/1	Westwood Project Supplies	750-462.3239.95545	82.22
VEN13988	Tacoma Screw Products, Inc						
APMWB	Check			240199015-00	Water Shop Supplies	750-462.0000.63280	93.25

Dept 462 Total: 31,769.07

Fund 750 Total: 31,769.07

Fund: 753 - WATER CAPITAL

Dept: 462 Water Operating

VEN07815	LaRiviere, Inc						
APMWB	Electronic Funds Transf			Westwood Pay App	Westwood La Riviere Pay App #4	753-462.3225.95500	247,072.44
Dept 462 Total:							247,072.44
Fund 753 Total:							247,072.44
Report Total:							1,640,297.15



Fund	Account	Amount
001 - GENERAL FUND		
	001-411.0000.64010	25.00
	001-412.0000.66014	2,386.80
	001-412.0000.66043	1,014.72
	001-412.0000.80010	23,135.90
	001-413.0000.64010	25.00
	001-414.1445.62170	7,302.64
	001-414.1445.62190	4,156.63
	001-418.0000.63060	179.39
	001-421.0000.62040	7,883.49
	001-421.0000.62080	30.00
	001-421.0000.62370	100.00
	001-421.0000.63060	442.10
	001-421.0000.64010	25.00
	001-421.0000.64020	850.00
	001-421.0000.64030	10,509.18
	001-421.0000.66041	3,599.25
	001-421.0000.66042	428.69
	001-421.0000.67020	81.24
	001-421.0000.67030	63.61
	001-421.0000.67090	102.15
	001-421.0000.67100	297.43
	001-421.0000.67170	480.00
	001-421.0000.67190	140.00
	001-421.0000.68010	58.65
	001-421.4000.72000	1,977.00
	001-423.0000.63730	2,141.64
	001-423.1153.68400	4,319.50
	001-424.0000.63040	1,268.42
	001-424.0000.63060	168.05
	001-424.0000.64010	50.00
	001-424.0000.64030	61.95
	001-427.0000.64030	254.05
	001-431.0000.64030	9,938.67
	001-431.0000.66016	592.68
	001-431.0000.68090	5,936.33
	001-431.0000.68110	474,007.49
	001-431.0000.68130	1,170.40
	001-431.0000.68140	817.88
	001-431.0000.68150	805.18
	001-432.0000.64030	43.45
	001-433.0000.63140	287.37
	001-433.0000.63720	173.89
	001-433.0000.63730	163.18
	001-433.0000.64030	222.13
	001-433.0000.66190	84.36
	001-434.0000.63011	1,748.22
	001-434.0000.63012	246.00
	001-434.0000.63160	287.74
	001-434.0000.64030	246.86
	001-434.0000.67190	1,198.36
	001-434.0000.90010	35,227.89
	001-435.0000.64020	2,023.50
	001-441.0000.64030	581.69
	001-441.0000.67090	35.07
	001-442.0000.63760	3,953.87
	001-442.0000.64030	667.00

001-442.0000.67030	152.64
001-442.4000.72000	765.01
001-443.0000.62080	33.00
001-443.0000.63080	3,017.74
001-443.0000.63150	280.84
001-443.0000.63260	640.00
001-443.0000.63530	170.00
001-443.0000.64030	5,816.98
001-443.0000.65050	1,945.00
001-443.0000.67030	78.00
001-443.0000.67090	392.84
001-443.0000.68230	513.95
001-443.0000.80140	3,360.00
001-443.1658.62330	425.19
001-444.0000.62040	4,946.75
001-444.0000.67030	53.98
001-444.0000.68160	125.72
001-444.1665.93180	20,810.92
001-445.0000.62040	4,341.80
001-445.0000.62080	2,792.26
001-445.0000.63060	118.29
001-445.0000.63110	541.31
001-445.0000.63210	1,490.00
001-445.0000.63430	4,403.60
001-445.0000.64020	1,168.75
001-445.0000.64030	117.66
001-452.0000.62040	50.00
001-452.0000.64030	781.10
001-453.0000.64030	358.10
001-481.0000.68395	5,453.38
Fund 001 Total:	679,161.50
003 - PERSONNEL BENEFIT POOL	
003-482.0000.62160	112.00
003-482.4000.73000	852.00
Fund 003 Total:	964.00
007 - DRUG SEIZURE PROGRAM	
007-425.0000.67020	1,630.80
Fund 007 Total:	1,630.80
008 - 911 SUPPORT	
008-426.0000.66043	1,398.68
008-426.0000.91560	28,129.50
Fund 008 Total:	29,528.18
034 - KOOTENAI FIRE/EMS IMPACT FEES	
034-428.0000.33117	-2,280.00
034-428.0000.62040	164,299.50
Fund 034 Total:	162,019.50
038 - PARKS IMPACT FEES	
038-443.0000.94165	87,433.39
038-443.0000.94170	28,250.00
Fund 038 Total:	115,683.39
650 - RECLAIMED WATER OPERATING	
650-463.0000.62040	1,833.75
650-463.0000.62080	33.00
650-463.0000.63008	2,969.05
650-463.0000.63400	1,547.69
650-463.0000.63490	32,838.80
650-463.0000.64020	1,110.00
650-463.0000.65005	680.59
650-463.0000.67170	213.71
650-463.0000.68010	356.09
650-463.0000.68025	1,411.53
650-463.0000.68360	6,803.56
650-463.3125.95520	7,705.00
650-463.4000.72000	158.32
650-466.0000.63006	149.00
650-466.0000.65005	2,499.76

650-466.0000.67170	150.00
650-466.0000.68021	2,182.24
650-466.3104.68400	66,271.48
650-466.3221.68400	221,929.36
650-466.4000.72000	158.32
650-468.0000.65005	1,047.74
650-468.0000.68380	1,247.14
Fund 650 Total:	353,296.13
652 - RECLAIMED WATER CAPITAL - COLLECTOR	
652-463.3201.95500	19,172.14
Fund 652 Total:	19,172.14
750 - WATER OPERATING	
750-462.0000.62410	1,037.00
750-462.0000.63280	6,782.57
750-462.0000.64030	2,636.77
750-462.0000.65050	56.04
750-462.0000.67090	104.75
750-462.0000.67170	161.46
750-462.0000.68010	38.68
750-462.0000.68025	4,000.00
750-462.0000.68360	200.00
750-462.0000.81170	4,445.00
750-462.3227.95550	12,224.58
750-462.3239.95545	82.22
Fund 750 Total:	31,769.07
753 - WATER CAPITAL	
753-462.3225.95500	247,072.44
Fund 753 Total:	247,072.44
Report Total:	1,640,297.15

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 9/15/2026**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Victoria Howell, Purchasing/CSR

SUBJECT: June Cash and Investments

ITEM AND RECOMMENDED ACTION:

The Finance Department recommends that the City Council review, and approve, the Budget Status Report, Treasurer's Report of Cash and Investment Transactions and Cash and Investments Report for the month of June 2026. Approval of the reports acknowledges receipt of the required reports. No presentation is planned on this item.

DISCUSSION:

Each month the Finance Department provides a report detailing the expenditures, to date, under the adopted budget (per Idaho Code 50-208) and a report on the cash and investments for that month (per Idaho Code 50-135) to ensure that the council, and the public is aware of the city's financial position. Idaho Code 50-708 requires at least quarterly during the year council review a treasurer's report that includes the accounts and doings of the chief finance officer of the city. The attached reports are for June 2026. The budget summary report details the budgeted amount by expenditure type and the amount expended through the end of June in both dollars and by percentage. The Cash and Investments Report shows the amounts the city has on deposit with the noted institutions as well as cash on hand. At the end of June, the total of investments and cash on hand was \$255,165,905.96. Finally, the Treasurer's Report of Cash and Investment Transactions details the receipts and disbursements to each fund during the month of June.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

None

APPROVED OR DIRECTION GIVEN:

None

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

\$255,165,905.96

BUDGET CODE:

Various

ATTACHMENTS:

1. Budget Status Report
2. Cash and Investments
3. Treasurer's Report of C&I Transactions

CITY OF POST FALLS
BUDGET STATUS REPORT
FOR MONTH ENDED June 30, 2026

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
411 - MAYOR COUNCIL	Operating	\$ 132,684.60	\$ 103,804.88	78.2%
	Personnel	127,020.93	90,785.81	71.5%
		<u>259,705.53</u>	<u>194,590.69</u>	74.9%
412 - INFORMATION SYSTEMS	Operating	148,410.00	162,568.84	109.5%
	Capital	2,000.00	-	0.0%
	Personnel	<u>664,270.95</u>	<u>480,380.19</u>	72.3%
		814,680.95	642,949.03	78.9%
413 - GENERAL SERVICES	Operating	27,000.00	10,640.54	39.4%
	Personnel	<u>593,317.45</u>	<u>434,270.51</u>	73.2%
		620,317.45	444,911.05	71.7%
414 - FINANCE	Operating	649,868.75	619,209.10	95.3%
	Personnel	<u>733,089.94</u>	<u>532,767.31</u>	72.7%
		1,382,958.69	1,151,976.41	83.3%
415 - CITY CLERK	Operating	37,150.00	30,551.51	82.2%
	Capital	-	-	0.0%
	Personnel	<u>98,036.61</u>	<u>69,642.60</u>	71.0%
		135,186.61	100,194.11	74.1%
417 - MEDIA/CABLE FRANCHISE	Operating	46,100.00	28,815.43	62.5%
	Capital	-	-	0.0%
	Personnel	<u>168,023.33</u>	<u>119,426.70</u>	71.1%
		214,123.33	148,242.13	69.2%
418 - HUMAN RESOURCES	Operating	6,700.00	13,231.54	197.5%
	Personnel	<u>262,396.36</u>	<u>187,029.96</u>	71.3%
		269,096.36	200,261.50	74.4%
421 - POLICE	Operating	1,004,243.54	767,175.12	76.4%
	Capital	208,770.00	7,470.63	3.6%
	Personnel	<u>9,432,753.24</u>	<u>6,337,278.98</u>	67.2%
		10,645,766.78	7,111,924.73	66.8%
423 - OASIS	Operating	500.00	37,598.64	7519.7%
	Capital	-	-	0.0%
	Personnel	<u>140,299.85</u>	<u>120,976.44</u>	86.2%
		140,799.85	158,575.08	112.6%
424 - LEGAL (PROSECUTING)	Operating	88,496.00	41,296.84	46.7%
	Capital	-	-	0.0%
	Personnel	<u>1,010,575.78</u>	<u>726,339.19</u>	71.9%
		1,099,071.78	767,636.03	69.8%
427 - ANIMAL CONTROL	Operating	13,325.00	7,643.48	57.4%
	Personnel	<u>217,176.19</u>	<u>152,422.08</u>	70.2%
		230,501.19	160,065.56	69.4%
431 - STREETS	Operating	2,115,650.00	424,354.35	20.1%
	Capital	5,709,000.00	155,695.44	0.0%
	Personnel	<u>1,778,343.00</u>	<u>1,161,189.89</u>	65.3%
		9,602,993.00	1,741,239.68	18.1%

CITY OF POST FALLS
BUDGET STATUS REPORT
FOR MONTH ENDED June 30, 2026

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
432 - PUBLIC WORKS ADMIN.	Operating	14,330.00	4,131.75	28.8%
	Personnel	92,077.06	-	0.0%
		<u>106,407.06</u>	<u>4,131.75</u>	3.9%
433 - FACILITY MAINTENANCE	Operating	82,380.00	28,517.35	34.6%
	Capital	40,000.00	1,541.25	0.0%
	Personnel	341,769.35	236,901.86	69.3%
		<u>464,149.35</u>	<u>266,960.46</u>	57.5%
434 - FLEET MAINTENANCE	Operating	240,752.00	166,451.42	69.1%
	Capital	2,353,243.00	500,562.45	21.3%
	Personnel	604,185.12	339,124.65	56.1%
		<u>3,198,180.12</u>	<u>1,006,138.52</u>	31.5%
435 - -GIS	Operating	63,550.00	49,909.74	78.5%
	Personnel	211,642.58	151,908.90	71.8%
		<u>275,192.58</u>	<u>201,818.64</u>	73.3%
441 - URBAN FORESTRY	Operating	46,100.00	66,852.79	145.0%
	Capital	-	-	0.0%
	Personnel	310,195.77	225,768.42	72.8%
		<u>356,295.77</u>	<u>292,621.21</u>	82.1%
442 - CEMETERY	Operating	107,050.00	86,895.99	81.2%
	Capital	-	-	0.0%
	Personnel	264,103.90	188,765.59	71.5%
		<u>371,153.90</u>	<u>275,661.58</u>	74.3%
443 - PARKS	Operating	970,778.46	480,298.27	49.5%
	Capital	199,300.00	68,422.77	34.3%
	Personnel	1,580,414.33	1,069,378.40	67.7%
		<u>2,750,492.79</u>	<u>1,618,099.44</u>	58.8%
444 - PARKS CONSTRUCTION	Operating	63,825.00	10,523.66	0.0%
	Capital	200,000.00	105,395.46	52.7%
		<u>263,825.00</u>	<u>115,919.12</u>	43.9%
445 - RECREATION	Operating	251,749.00	162,077.76	64.4%
	Capital	8,800.00	6,550.04	0.0%
	Personnel	988,960.75	594,607.65	60.1%
		<u>1,249,509.75</u>	<u>763,235.45</u>	61.1%
451 - PLANNING & ZONING	Operating	30,799.95	15,352.81	49.8%
	Capital	-	-	100.0%
	Personnel	439,265.99	291,855.13	66.4%
		<u>470,065.94</u>	<u>307,207.94</u>	65.4%
452 - BUILDING INSPECTOR	Operating	24,200.00	19,174.58	79.2%
	Personnel	849,368.33	582,083.65	68.5%
	Capital	-	-	
		<u>873,568.33</u>	<u>601,258.23</u>	68.8%
453 - ENGINEERING	Operating	40,450.00	12,396.21	30.6%
	Capital	-	-	#DIV/0!
	Personnel	828,840.78	563,911.40	68.0%
		<u>869,290.78</u>	<u>576,307.61</u>	66.3%

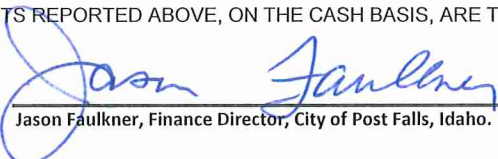
CITY OF POST FALLS
BUDGET STATUS REPORT
FOR MONTH ENDED June 30, 2026

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
454 - Community Development Admin	Operating	101,152.00	133,858.47	132.3%
	Capital	-	-	0.0%
	Personnel	256,190.99	190,441.36	74.3%
		357,342.99	324,299.83	90.8%
465 - STREET LIGHTS	Operating	805,000.00	631,330.74	78.4%
		805,000.00	631,330.74	78.4%
481 - CAPITAL IMPROVEMENTS/CONTRACTS	Operating	5,576,000.00	3,137,647.31	56.3%
	Capital	-	-	#DIV/0!
		5,576,000.00	3,137,647.31	56.3%
482 - PERSONNEL POOL	Operating	5,265,200.00	3,948,900.03	75.0%
	Personnel	(98,476.27)	25,268.76	-25.7%
		5,166,723.73	3,974,168.79	76.9%
497 - TRANSFERS OUT	Operating	-	-	0.0%
		-	-	0.0%
TOTAL GENERAL FUND		48,568,399.61	26,919,372.62	55.4%
002 - INSURANCE FUND	Operating	470,343.00	459,343.00	97.7%
		470,343.00	459,343.00	97.7%
003 - PERSONNEL FUND	Operating	57,200.00	51,240.47	89.6%
	Capital	-	-	0.0%
	Personnel	5,363,000.00	3,636,695.17	67.8%
		5,420,200.00	3,687,935.64	68.0%
004-Street Lights	Operating	-	-	0.0%
		-	-	
007 - DRUG SEIZURE FUND	Operating	130,000.00	14,847.65	11.4%
	Capital	-	-	
		130,000.00	14,847.65	11.4%
008 - 911 FUND	Operating	618,618.03	539,271.62	87.2%
	Capital	-	181,898.12	0.0%
	Personnel	368,200.39	164,182.17	44.6%
		986,818.42	885,351.91	89.7%
011 - FACILITY BUILDING RESERVE FUND	Operating	10,320,000.00	-	0.0%
	Capital	6,700,000.00	784,323.25	0.0%
		17,020,000.00	784,323.25	0.0%
017 - ANNEXATION FUND	Operating	1,720,000.00	105,602.10	6.1%
	Capital	-	-	
		1,720,000.00	105,602.10	6.1%
023 - SPECIAL EVENTS FUND	Operating	175,856.00	23,037.08	13.1%
	Capital	-	37,866.20	
		175,856.00	60,903.28	34.6%
029 - CEMETERY IMPROVEMENTS FUND	Operating	451,000.00	-	0.0%
	Capital	99,000.00	-	
		550,000.00	-	0.0%
034- KOOTENAI FIRE/EMS IMPACT FEES	Operating	1,000,000.00	934,673.65	93.5%
		1,000,000.00	934,673.65	93.5%
035 - PUBLIC SAFETY IMPACT FEES FUND	Operating	1,426,000.00	36,245.24	2.5%
	Capital	1,800,000.00	193,506.91	0.0%
		3,226,000.00	229,752.15	7.1%

CITY OF POST FALLS
BUDGET STATUS REPORT
FOR MONTH ENDED June 30, 2026

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGET	YTD EXPENDITURE	PERCENT EXPENDED
037 - STREET IMPACT FEE FUND	Operating	2,750,019.00	193,022.54	0.0%
	Capital	2,720,306.00	1,061,004.15	
		<u>5,470,325.00</u>	<u>1,254,026.69</u>	0.0%
038 - PARK IMPACT FEE FUND	Operating	1,785,000.00	10,399.66	0.0%
	Capital	3,355,000.00	754,830.08	22.5%
		<u>5,140,000.00</u>	<u>765,229.74</u>	14.9%
039 - STREET CAPITAL PROJECTS	Operating	-	-	0.0%
		-	-	0.0%
402 - LID 99-1 FUND	Operating	-	-	0.0%
		-	-	0.0%
410 - LID 2004	Operating	-	-	0.0%
		-	-	0.0%
450 - LID GUARANTEE FUND	Operating	-	-	0.0%
		-	-	0.0%
650 - RECLAIMED WATER OPERATING FUND includ: wwo, collections, recycled, surface	Operating	7,599,040.98	3,471,800.99	45.7%
	Capital	15,248,000.00	1,536,606.76	10.1%
	Personnel	3,124,596.02	1,829,231.30	58.5%
		<u>25,971,637.00</u>	<u>6,837,639.05</u>	26.3%
651 - RECLAIMED WATER - CAPITAL WWTP FUND	Operating	855,324.00	640,537.00	74.9%
	Capital	4,940,000.00	1,661,117.45	33.6%
		<u>5,795,324.00</u>	<u>2,301,654.45</u>	39.7%
652 - RECLAIMED WATER CAPITAL - COLLECTOR FUND	Capital	19,970,000.00	359,830.37	1.8%
	Operating	6,455,000.00	-	
		<u>26,425,000.00</u>	<u>359,830.37</u>	1.4%
700 - SANITATION FUND	Operating	4,711,427.00	3,700,097.78	78.5%
		<u>4,711,427.00</u>	<u>3,700,097.78</u>	78.5%
750 - WATER OPERATING FUND	Operating	2,259,861.48	948,712.68	42.0%
	Capital	2,774,000.00	1,088,354.20	
	Personnel	1,071,496.18	755,414.30	70.5%
		<u>6,105,357.66</u>	<u>2,792,481.18</u>	45.7%
753 - WATER CAPITAL FUND	Operating	-	-	0.0%
	Capital	9,885,000.00	680,393.86	6.9%
		<u>9,885,000.00</u>	<u>680,393.86</u>	6.9%
GRAND TOTAL		<u>\$ 168,771,687.69</u>	<u>\$ 52,773,458.37</u>	31.3%

I HEREBY SWEAR UNDER OATH THAT THE AMOUNTS REPORTED ABOVE, ON THE CASH BASIS, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Jason Faulkner, Finance Director, City of Post Falls, Idaho.

City of Post Falls
Cash and Investments
6/30/2026

Description	City's Balance
<u>Idaho State Investment Pool</u>	
LGIP Acct 1399	120,285,330.89
LGIP Acct 1441	-
<u>First Financial Equity Corporation</u>	
General Accts Investments	21,189,940.22
Contingency Accts	9,308,310.69
Replacement & Reserve Accts	67,171,923.68
<u>Moreton Capital Investments</u>	
Moreton Securities	22,141,020.11
<u>Mountain West bank</u>	
Repurchase Sweep Account	14,992,652.46
Checking Account	75,002.91
<u>Cash on Hand</u>	
Finance	300.00
Animal Control	150.00
Police	525.00
Recreation	200.00
Park	400.00
Planning and Zoning	150.00
Total	<u>\$ 255,165,905.96</u>

I HEREBY SWEAR UNDER OATH THAT THE AMOUNTS
REPORTED ABOVE, ON THE CASH BASIS, ARE TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE.



Jason Faulkner, Finance Director, City of Post Falls, Idaho

City of Post Falls
Treasurer's Report of Cash and Investment Transactions
6/30/2026

FUND	BALANCE 05/31/2026	RECEIPTS	DISBURSEMENTS	BALANCE 06/30/2026
001 - GENERAL FUND	\$31,183,980.88	\$2,060,445.26	\$4,366,137.81	\$ 28,878,288.33
002 - COMPREHENSIVE LIABILITY	310,625.05	\$187,771.34	\$ -	498,396.39
003 - PERSONNEL BENEFIT POOL	18,895.80	\$458,546.01	\$439,742.41	37,699.40
004 - STREET LIGHTS	-	\$ -	\$ -	-
007 - DRUG SEIZURE PROGRAM	207,986.82	\$8,360.79	\$ 331.98	216,015.63
008 - 911 SUPPORT	2,564,182.67	\$66,430.24	\$16,474.83	2,614,138.08
011 - FACILITY BUILDING RESERVE	14,126,410.80	\$376,550.44	\$53,383.33	14,449,577.91
017 - ANNEXATION FEES	1,996,927.21	\$19,649.17	\$29,988.15	1,986,588.23
023 - SPECIAL EVENTS	489,230.16	\$13,287.63	\$6,104.12	496,413.67
029 - CEMETERY CAPITAL IMPROVEMENT	677,501.91	\$8,400.47	\$ -	685,902.38
034 - KOOTENAI FIRE/EMS IMPACT FEES	113,328.12	\$68,761.92	\$67,512.00	114,578.04
035 - PUBLIC SAFETY IMPACT FEES	4,176,177.38	\$57,642.19	\$40,307.11	4,193,512.46
037 - STREETS IMPACT FEES	10,911,525.05	\$228,496.64	\$15,962.44	11,124,059.25
038 - PARKS IMPACT FEES	9,602,262.88	\$235,645.66	\$142,572.49	9,695,336.05
039 - STREETS CAPITAL PROJECTS	-	\$ -	\$ -	-
402 - LID 99-1	(31,061.93)	\$ -	\$ -	(31,061.93)
410 - LID 2004	18,983.21	\$54.27	\$ 0.13	19,037.35
450 - LID GUARANTEE	19,517.48	\$55.66	\$ -	19,573.14
650 - RECLAIMED WATER OPERATING	87,786,544.68	\$2,087,115.10	\$778,699.47	89,094,960.31
651 - RECLAIMED WATER CAPITAL - WWTP	31,862,146.98	\$764,445.81	\$548,581.55	32,078,011.24
652 - RECLAIMED WATER CAPITAL - COLLECTOR	23,576,812.82	\$275,338.13	\$19,862.85	23,832,288.10
653-WASTEWATER STORM WATER	-	\$ -	\$ -	-
700 - SANITATION	1,691,020.81	\$462,518.62	\$880,597.15	1,272,942.28
750 - WATER OPERATING	28,087,685.45	\$511,498.63	\$448,949.25	28,150,234.83
753 - WATER CAPITAL	5,676,731.21	\$92,332.26	\$ 29,648.65	5,739,414.82
GRAND TOTAL:	\$ 255,067,415.44	\$ 7,983,346.24	\$ 7,884,855.72	\$ 255,165,905.96

I HEREBY SWEAR UNDER OATH THAT THE AMOUNTS REPORTED ABOVE, ON THE CASH BASIS, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



 Jason Faulkner, Finance Director, City of Post Falls, Idaho

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 9/15/2026**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jason Faulkner, Finance Director

SUBJECT: Disposal of Parks Equipment

ITEM AND RECOMMENDED ACTION:

Staff is seeking a declaration that a Foamstream playground equipment sanitizer is surplus, which will authorize selling the items at auction.

DISCUSSION:

The Parks Department is requesting to dispose of a playground sanitizer purchased with COVID-19 funds during the pandemic. Parks Department has stated that the item no longer serves a purpose and has been replaced with a more practical and efficient piece of equipment.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

001-410.1432.39410

ATTACHMENTS:

1. Foamstream M-1200 Unit



FIXED ASSET DISPOSAL

Department: Parks 001.443

CATEGORY OF ASSET:

- ☐ Land ☐ Building
☒ Machinery or Equipment ☐ Vehicle (Enter Mileage): _____
☐ Other: _____

- ☐ Controllable Asset with value under \$5,000?
(Non-depreciable, small and attractive item, or other controllable inventory)

DESCRIPTION AND EXPLANATION OF VALUE:

(If approval is required, the proposed disposal method must be included here.)

Foamstream M-1200 Unit with Attachments - This item no longer serves a purpose for the Parks Department and has been replaced with a more practical and efficient piece of equipment.

TAG# 4294 SERIAL# FM181 MODEL# M-1200

- ☐ Nominal Value Disposal OR ☐ Previously Approved by Council
Zero market value or value is less than cost to dispose *Attach council approval documentation*

If either of the above are checked, the department fills in the **Method of Disposal** below, signs and submits to finance; **no further approvals are needed**. If neither are checked, submit form to finance for processing **unsigned**. Following processing, form will be returned to department to fill in the following **Method of Disposal**, sign, and return to finance.

METHOD OF DISPOSAL:

DATE OF DISPOSAL: _____

- ☐ ABANDONED IN PLACE ☐ DESTROYED ☐ SOLD AT AUCTION
☐ SOLD ☐ TRADED IN ☐ LOST OR STOLEN
(Attach Police Report)
☐ OTHER: _____

VALUE RECEIVED (Selling Price, Trade-in, or Cash Value): \$ _____

WAS THE ITEM REPLACED? ☐ YES ☐ NO

Authorized Department Signature Date

Finance Asset Manager Signature Date



(800) 585-8001
www.turfstar.com



City Of Post Falls
408 N Spokane Street
Post Falls, ID 83854



City Of Post Falls
1220 East 3rd Ave
Post Falls, ID 83854

PLEASE REMIT TO:
Western Equipment
P.O. Box 748728
Los Angeles, CA 90074-8728

INVOICE NO.	INVOICE DATE	PAGE
9502683-00	03/31/20	1

INVOICE

PLEASE REFER TO NEW REMIT TO ADDRESS ABOVE.

CUSTOMER NO.	SHIP TO	CUSTOMER P.O. NO.	TERMS	SHIP DATE	SHIP VIA	SLSREP	WHSE	TYPE
59102	1	P003691	Net 30 Days	03/26/20	Company TRK	266	SP	SO

LINE	STOCK DESCRIPTION	STOCK NUMBER	U/M	SHIPPED	B/O	UNIT PRICE	EXT. AMOUNT
1	Foamstream Consumable 6 Gallon Jug						
2	Foamstream M-1200 Unit	F25KG	each	2	0	0.00	0.00
	Serial #: FM181	FSM-M1200	each	1	0	39500.00	39500.00
2	Lines Total						39500.00
	Sub-Total						39500.00

ACCT # 001-443.0000.90050
USE Desc Foamstream Unit
AMOUNT 39500.00
DATE 4-9-2020
APRVD BY [Signature]
P003691

Project 20200001A

Return goods require approval, subject to 15% restock fee. Interest at the rate of 1-1/2% charged on past due accounts. Western Equipment is not subject to back-up withholding. Fed ID#27-4610447.
Diesel Power > 25 HP when operated in CA, any off-road diesel vehicle may be subject to the CA Air Resources Board In-Use Off-Road Diesel Vehicle Regulation. It therefore could be subject to retrofit or accelerated turnover requirements to reduce emissions of air pollutants. <http://www.arb.ca.gov/msprog/offdiesel/ordiesel.htm>

INVOICE TOTAL	39500.00
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408 N Spokane Street
Post Falls, ID 83854
PH: (208) 777-4504

PURCHASE ORDER

PO Number: PO03691

Date: 03/16/2020

Requisition #: REQ04206

Vendor #: VEN13040

ISSUED TO: Turf Star Western
2438 Radley Court
Hayward, CA 94545-

SHIP TO: City of Post Falls
Attn: Parks Department
1220 E 3rd Ave
Post Falls, ID 83854

ITEM	UNITS	DESCRIPTION	GL ACCT #	PROJ ACCT #	PRICE	AMOUNT
1		1 FSM-M1200 Foamstream Unit with 2 Jugs	001-443,0000.90050		39,500.00	39,500.00

Authorized by:

SUBTOTAL:	39,500.00
TOTAL TAX:	0.00
SHIPPING:	0.00
TOTAL	39,500.00

1. Original invoice with remittance slip must be sent to: City of Post Falls, 408 N Spokane Street, Post Falls, ID 83854.
2. Payment may be expected within 30 days of receipt of goods and invoice.
3. C.O.D. shipment will not be accepted.
4. Purchase Order numbers must appear on all shipping containers, packing slips and invoices. Failure to comply with the above request may delay payment.
5. All goods are to be shipped F.O.B. Destination unless otherwise stated.
6. All materials and services are subject to approval based on the description on the face of the purchase order or appendages thereof. Substitutions are not permitted without approval of the Requesting Department. Material not approved will be returned at no cost to the City.
7. All goods and equipment must meet or exceed all necessary city, state and federal standards and regulations.
8. Vendor or manufacturer bears risk of loss or damage until property received and/or installed.
9. Seller acknowledges that the buyer is an equal opportunity employer. Seller will comply with all equal opportunity laws and regulations that are applicable to it as a supplier of the buyer.
10. The City is exempt from all federal excise and state tax - IDH 82-6000245

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 9/15/2026**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jonathon Manley, Planning Manager

SUBJECT: Lucky Larry Subdivision Master Development Agreement (SUBD-26-1)

ITEM AND RECOMMENDED ACTION:

Approve the attached Master Development Agreement for the Lucky Larry Subdivision. A presentation is not planned on this item.

DISCUSSION:

On April 14, 2026, the Planning and Zoning Commission held a public hearing to consider a request to subdivide approximately 13.46 acres into 63 single-family lots with R-2 zoning. The site is located at the north-west corner of McGuire Road and Yukon Avenue. Following the hearing, the Planning and Zoning Commission approved a motion directing staff to prepare a final written reasoned decision approving the subdivision request, which was approved June 9, 2026. The City Code requires a subdivision developer to enter into a master development agreement with the city that requires the developer to comply with city subdivision requirements and the conditions of approval. The agreement is attached for the council's review.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

ATTACHMENTS:

1. Lucky Larry SUBD-26-1_Applicant Signed MDA

**MASTER DEVELOPMENT AGREEMENT
FOR
LUCKY LARRY ESTATES SUBDIVISION
(File No. SUBD-26-1)**

THE CITY OF POST FALLS, hereinafter the "City", a municipal corporation of the state of Idaho, 408 North Spokane Street, Post Falls, Idaho 83854, and **Wild Horse Investments LLC**, 14899 West Stub Avenue, Rathdrum, ID 83858 and hereinafter the "Developer" enter into this Master Development Agreement, hereinafter the "Agreement", executed with reference to the following conditions and circumstances. It is agreed among the parties as follows:

The following provisions establish the context of this Agreement and constitute binding provisions hereof:

- A. Developer owns approximately **13.46** acres of real property in fee simple title located within the City of Post Falls. Said acreage is planned for a **Residential Subdivision**, which requires major investment in public facilities and front-end on-site and off-site improvements. The proposed development of said acreage has been commonly identified as the **Lucky Larry Estates Subdivision** (hereinafter the "Project"). The Project is more specifically identified and described within the **Lucky Larry Estates Subdivision Narrative (Exhibit A-2, File # SUBD-26-1, Post Falls Community Development Department)** which is attached hereto and incorporated, as if fully set forth herein, and identified as **Exhibit 1**.
- B. In order to strengthen the public planning process and to encourage private planning of substantial tracts of land within the Post Falls community rather than engage in planning of numerous small tracts independent of their surroundings, the City is authorized to enter into agreements by Idaho Code § 50-301.
- C. Development of the Project in accordance with the terms and conditions of this Agreement and ordinances of the City of Post Falls will assure orderly growth and development of the Project area in accordance with the policies and goals set forth in the City's Comprehensive Land Use Plan, Post Falls Municipal Code (PFMC) Title 17, Subdivision Ordinance, and PFMC Title 18, Zoning Ordinance. City has determined the Project is appropriate for a development agreement in order to achieve the goals and objectives of the City's land use planning policies and relevant ordinances and to provide appropriate assurance to Developer regarding development of the Project as it progresses in accordance with this Agreement. This Agreement will eliminate uncertainty in planning during the orderly development of the Project, assure progressive and sequential installation of necessary improvements and provide for public services appropriate for the Project while assuring the maximum effective utilization of the City's resources with the least economic cost to its residents.

- D. The Project's overall density and general design are conditionally approved for a Three-year period and City and Developer agree to be bound by this Agreement for the duration of the Project subject to the terms and conditions contained herein. Nothing in this Agreement shall be deemed to compromise the governmental authority of the Mayor and City Council of the City of Post Falls, present or future.
- E. City acknowledges that the Developer, shall be allowed to develop **Lucky Larry Estates Subdivision** subject to the satisfaction of all terms and conditions contained herein, availability of utility capacity and compliance with legal requirements occasioned hereby.
- F. The Planning and Zoning Commission held a public hearing on **April 14, 2026** and approved the subdivision of the property contingent upon compliance with the conditions of approval contained in the Reasoned Decision (**Reasoned Decision of the Lucky Larry Estates Subdivision**), (hereinafter "Reasoned Decision") and the requirements of City Code. The Reasoned Decision is attached hereto and by this reference incorporated herein as **Exhibit 2**. Said conditions are hereby made an obligation of performance of the terms of this Agreement.
- G. During the course of development of the Project, Developer will make application to City for approval of final plat maps for the Project in accordance with Post Falls Municipal Code Section 17.16 Plat Review & Approval. During City's review process of final plat maps, the approvals memorialized hereby shall control conditions imposed by City for the Project and future final plat maps as noted herein, consistent with the terms and conditions of this Agreement.
- H. The Reasoned Decision was prepared as part of the City's review and approval of the Subdivision. Minor changes in the manner of implementation of the approval memorialized hereby can be made by mutual agreement of the Developer and the City's administrative staff.
- I. For the Project, City and Developer have agreed to enter into a Construction Improvement Agreement, which more particularly describes the duties and obligations of all parties for the development of the Project pursuant to a submittal by Developer to City for a final plat map. The Construction Improvement Agreement establishes specific construction details and guarantees necessary for the timely construction of public infrastructure improvements and such other essential improvements as may be necessary to complete the project as proposed and approved. Nothing in the Construction Improvement Agreement shall be inconsistent with the approvals accorded hereby unless otherwise required by law.
- J. City and Developer have taken all actions mandated by and fulfilled all requirements of the Post Falls Municipal Code and the relevant provisions of Idaho law. The City Council has reviewed and approved the terms of this Agreement. It further finds that this Agreement is consistent with the City's Comprehensive Plan, and its implementation is in the best interests of the City and the health, safety and welfare of its residents. The factual and logical basis for the decision to approve the Project is contained within the Reasoned Decision adopted by the Planning and Zoning Commission.

NOW, THEREFORE, It is agreed by the City and the Developer as follows:

1. Property and Term.

1.1 Property Subject to this Agreement

The land is generally described as:

THAT PORTION OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 51 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

The South half of Tracts 1 and 2, of Plat 5, Greenacres Irrigation Districts, according to
the plat thereof, recorded in Book B of Plats at Page 70, records of Kootenai
County, Idaho;

Together with Tracts 31, and 32 of Plat 5, Greenacres Irrigation Districts, according to
the plat thereof, recorded in Book B of Plats at Page 70, records of Kootenai
County, Idaho;

Less existing rights of way.

1.2 Term

The term of this Agreement shall commence upon the execution of this Agreement by all
parties to this Agreement and shall continue for three years thereafter or until all lands
described in Section 1.1 are subdivided or otherwise developed in accordance with the
terms of this Agreement, unless earlier terminated as provided herein. If construction of
the approved development is not commenced with sustained effort within one (1) year after
approval, the city may give notice to the developer of the intent to terminate the agreement
for non-performance. Upon such notice, the Developer shall be allowed a public hearing
concerning the City's intent to terminate, if requested. After hearing from the Developer,
in addition to any comments from the public, the City's governing board may finally decide
the status of the Agreement. Section 9.2 shall continue in effect after the term of this
Agreement and shall be an ongoing obligation of the property owners.

2. Project Regulations and Policies

2.1. Project Development

Developer shall have the right to develop the Project in accordance with the terms and
conditions of this Agreement and City shall have the right to control development of the
Project as set forth in this Agreement and consistent with applicable local and state laws.
Except as otherwise specified in this Agreement, the approvals memorialized hereby shall
control the overall design, development and construction of the Project, and all on-and off-
site improvements and appurtenant improvements in connection therewith, in the manner

specified in this Agreement. Nothing in this Agreement shall contravene any applicable provision of law, which is not subject to modification by the City.

2.1.1. Existing Approvals

Development of the Property shall be subject to all of the conditions and standards as set forth in the Reasoned Decision. The development of the Property shall be consistent with adopted rules, regulations and ordinances of the City except where such rules, regulations and ordinances are expressly modified by the approvals accorded the project.

2.1.2. Future Application

Sections 2.1 and 2.1.1 herein shall not preclude changes in City laws, regulations, plans or policies, the terms of which are specifically mandated and required by changes in State or Federal laws or regulations which may be otherwise applicable to the Project. In the event State or Federal laws or regulations enacted after the effective date of this Agreement or action by any governmental jurisdiction other than the City prevent or preclude compliance with one or more provisions of this Agreement or require changes in plans, maps or permits approved by the City, this Agreement shall be modified, extended or suspended as may be necessary to comply with such State or Federal laws or regulations or the regulations of such other governmental jurisdictions. Any such future changes shall be applied in a manner, which most closely approximates the intent of the parties as envisioned by this Agreement and the terms of the approvals memorialized hereby.

2.1.3 Fees

All applications for City approvals, permits and entitlements shall be subject to City's development and processing fees and charges at the time of consideration of the final plat map, development approval request, or building permit except as expressly superseded by Section 2.1.1 herein.

2.2. Project is a Private Undertaking

It is specifically understood and agreed by the parties that the Project contemplated by this Agreement is a private development; that the City has no interest in or responsibility for or duty to any third persons concerning any of said improvements; that Developer shall have full power over and exclusive control of the Project herein described subject only to the limitations and obligations of the Developer under this Agreement and applicable provisions of law. The only relationship between City and Developer is that of a governmental entity regulating the development of private property pursuant to its authority under the laws of the City and the State of Idaho.

2.3 Hold Harmless

Developer hereby agrees to and shall hold City harmless from any liability for damage or claims for damage for personal injury, including death, as well as from claims for property damage which may arise from the Developer's development of the Project, excepting claims and causes of actions brought by the Developer for default of this Agreement or those arising from the negligence or willful misconduct of the City.

3. City's Good Faith in Processing

3.1 Processing

City agrees that it will accept, process and review, in good faith, in accordance with the terms of this Agreement all applications for final plat map processing and approval, building permits or other authorizations needed for development of the Project.

3.2 Permits

City agrees that this Agreement shall permit Developer to develop the Project according to the terms and conditions agreed to herein and the official actions approving the Project, and that City agrees to issue such permits and approvals in a reasonable and timely manner to allow the Developer to develop the Project, subject to compliance with all provisions of applicable law.

4. Notices, Demands and Communications Among the Parties

4.1 Notice

Formal written notices, demands, correspondence and communications between the City and Developer shall be sufficiently given if dispatched by certified mail, postage prepaid, return receipt requested, to the offices of the City and the Developer indicated below. Such written notices, demands, correspondence and communications may be sent in the same manner to such other persons and addresses as either party may from time-to-time designate by mail as provided in this section. Notices may also be delivered by personal delivery to an officer of the Developer or to the Community Development Department of the City.

OWNER

**Wild Horse Investments LLC
14899 W. Stub Ave.
Rathdrum, ID 83858**

CITY

**Mayor
408 Spokane Street
Post Falls, Idaho 83854**

5. Default, Remedies, Termination, and Review

5.1 General Provisions

Subject to extensions of time by mutual consent in writing, or as otherwise provided herein, failure by either party to perform any term or provision of this Agreement constitutes a default under this Agreement. In the event of default under this Agreement or any of its terms or conditions, the party alleging such default or breach shall give the alleged breaching party not less than thirty (30) days' notice in writing, measured from the date of certified mailing, specifying the nature of the alleged default and, when appropriate, the manner by which said default may be satisfactorily cured. During any such thirty (30) day period of curing, the party charged shall not be considered in default for purposes of termination or institution of legal proceeding. The parties agree to meet face-to-face in the event of any such notice of default. After proper notice, meeting and expiration of said thirty (30) day cure period without cure, or if such cure cannot be accomplished within such thirty (30) day period, or without commencement of cure within such period and diligent effort to effect cure thereafter, the other party to this Agreement, at its option, may

institute legal proceedings to enforce this Agreement by specific performance or give notice of termination of this Agreement. Failure or delay in giving notice of default pursuant to this Section 5.1 shall not constitute a waiver of any default, nor shall it change the time of default. Except as otherwise expressly provided in this Agreement, any failure or delay by either party in asserting any of its rights or remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies or deprive either such party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies. City is expressly allowed to withhold approval of issuance of building or construction permits when a material condition of default exists or a claim for default is pending.

5.2 Applicable Law/Attorneys' Fees

This Agreement shall be construed and enforced in accordance with the laws of the State of Idaho. Should any legal action be brought by either party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, court costs and such other costs as may be found by the Court.

5.3 Termination for Unforeseen Circumstances

These provisions provide a mechanism for the identification of those circumstances which justify the modification, termination, or suspension of this Agreement. If, as a result of facts, events or circumstances presently unknown, unforeseeable and which could not have been known to the parties to this Agreement, the City determines that the health, safety and general welfare of the City or its residents requires the modification, suspension or termination of this Agreement, the City shall (1) notify Developer in writing of the City's determination that such circumstances exist, the reasons for the City's determination and all facts upon which such reasons are based, and forward to Developer (a minimum of ten (10) days prior to the hearing) all documents relating to such determination and reasons therefore; (2) notify Developer, in writing, at least fourteen (14) days prior to the date, the time and place of the hearing; and (3) hold a hearing on the determination at which Developer shall have the right to offer evidence to the contrary. City shall have the obligation, based upon clear and convincing evidence, of establishing that (1) the circumstances were unknown, unforeseeable and could not have been known; (2) the health, safety and general welfare of the community require the suspension, modification or termination of the Agreement as opposed to any other alternative; and (3) the City, to the extent feasible, has provided Developer with an equitable program to reimburse to Developer unused fees, and provided equitable reimbursement for dedications or improvements not required by the extent of the existing development as of the date of such suspension, modification or termination. In the event the City Council should fail to make such findings, then this Agreement shall not be so terminated, modified or suspended. The unforeseen circumstances, which shall cause the operation of this provision, shall not be the result of changes in state or federal law. The procedures described herein shall apply to circumstances, which threaten the health, safety and welfare of the public. If such threat is immediate and substantial, the City may suspend project development immediately in order to protect the public interest.

6. Subsequent Laws as Superseding Terms

6.1. Supersedure by Subsequent Laws

If any agency other than City imposes any law or regulation ("Law") after the date of this Agreement, which prevents or precludes compliance with one or more provisions of this Agreement, then the provisions of this Agreement shall, to the extent feasible, be modified or suspended as may be necessary to comply with such new Law. Immediately after enactment of any such new Law, the parties shall meet and confer in good faith to determine the feasibility of any such modification or suspension based on the effect such modification or suspension would have on the purposes and intent of this Agreement. In addition, Developer shall have the right to challenge the new Law preventing compliance with the terms of this Agreement, and, in the event such challenge is successful, this Agreement shall remain unmodified and in full force and effect.

7. Mortgagee Protection; Certain Rights of Cure

7.1 Mortgagee Protection

This Agreement shall be superior and senior to any lien placed upon the Property or any portion thereof after the date of recording this Agreement, including the lien of any deed of trust or mortgage ("Mortgage"). Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish or impair the lien of any Mortgage made in good faith and for value, but all of the terms and conditions contained in this Agreement shall be binding upon and effective against any person or entity including any deed of trust beneficiary or mortgagee ("Mortgagee") who acquires title to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise.

7.2 Mortgagee Not Obligated

Notwithstanding the provisions of Section 7.1 above, no Mortgagee shall have any obligation or duty under this Agreement to construct or complete the construction of improvements, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to any uses or to construct any improvements thereon other than those uses or improvements provided for or authorized by this Agreement.

7.3 Notice of Default to Mortgagee

If City receives notice from a Mortgagee requesting a copy of any notice of default given to Developer hereunder and specifying the address for service thereof, then City shall deliver to such Mortgagee, concurrently with service thereon to Developer, any notice given to Developer with respect to any claim by City that Developer has committed an event of default, and if City makes a determination of noncompliance hereunder, City shall likewise serve notice of such noncompliance on such Mortgagee concurrently with service thereof on Developer. Each Mortgagee shall have the right during the same period available to Developer to cure or remedy, or to commence to cure or remedy, the event of default claimed or the areas of noncompliance set forth in the City's notice. Developer is obliged hereby to notify the City of any Mortgagee with an interest in the Project.

8. Transfers and Assignments

8.1 Right to Assign

Developer shall have the right to sell, assign or transfer this Agreement, and all of its rights, duties and obligations hereunder, to any entity during the Term of this Agreement; provided, however, in no event shall such rights, duties and obligations be transferred or assigned except through a transfer of Developer's interest in the Property, or portion thereof. This right to assign or transfer shall not compromise the rights of the City to require any surety to assure completion of Developer's obligations established hereby or by law.

8.2 Release Upon Transfer

Upon the sale, transfer or assignment of Developer's rights and interests under this Agreement under Section 8.1 above, Developer shall be released from its obligations under this Agreement with respect to the Property, or portion thereof, arising subsequent to the effective date of such transfer if; (1) Developer is not then in default under this Agreement; (2) Developer has provided to City written notice of such transfer, and (3) the transferee executes and delivers to City a written agreement which (a) provides the name and address of the transferee, (b) the transferee expressly and unconditionally, upon provision of sufficient surety or other assurance of performance, assumes all obligations of Developer under this Agreement with respect to the Property, or portion thereof, transferred, and, (c) the City approves the transferee, which approval City will not unreasonably withhold if such transferee is financially capable of performing the obligations of Developer pursuant to Section 5. Failure to deliver a written assumption agreement hereunder shall not affect the running of any covenants herein with the land, as provided in Section 9 below, nor shall such failure negate, modify or otherwise affect the liability of any transferee pursuant to the provisions of this Agreement.

9. Covenants Run with The Land

9.1 Binding upon Land

All of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall be binding upon the parties and their respective heirs, successors (by merger, consolidation, or otherwise) and assigns, devisees, administrators, representatives, lessees and all other persons or entity acquiring the Project real Property, or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever, and shall inure to the benefit of the parties and their respective heirs, successors (by merger, consolidation or otherwise) and assigns. All of the provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land pursuant to applicable laws.

9.2 Maintenance of Common Area Landscaping and Private Infrastructure

The Developer shall establish a Homeowner's Association to provide for the maintenance of the common area landscaping, including any common areas fronting the roads (as identified within the Reasoned Decision and or upon the face of the recorded plat) and annual and long-term maintenance of all private streets, alleys and sidewalks. The Homeowner's Association shall be solely responsible for all landscaping maintenance

including routine weeding, mowing, watering, trimming, planting and all normal activities required to sustain attractive healthy plants and plantings in a landscaped environment. This responsibility includes the costs for snow removal along sidewalks and asphalt trails; along with maintenance of the irrigation system, providing water, replacing shrubs, sod, trees and other plants as required to keep the landscaped areas attractive and healthy. Developer agrees that in the event that the Homeowner's Association fails to meet its obligation under this provision that the City is authorized to contract to provide the maintenance services and to assess the cost of such infrastructure maintenance and water fees to the property owners within the subdivision. This obligation shall be ongoing and constitute a consensual perpetual lien upon the property within the subdivision.

10. General Provisions

10.1 No Joint Venture or Partnership

City and Developer agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making City and Developer a joint venture or partners.

10.2 Severability

City and Developer agree that if any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected and shall remain in full force and effect unless amended or modified by mutual consent of the parties.

10.3. Entire Agreement

This Agreement is executed in one original and consists of twenty-two (22) pages, including the Recitals and 2 Exhibits, which constitute the entire understanding and agreement of the parties. A list of exhibits to this Agreement, all of which are found in the Reference Document are as follows:

Exhibit 1: General Description and Plan of Record (Lucky Larry Subdivision Narrative, Exhibit A-2, File # SUBD-26-1, Post Falls Community Development Department)

Exhibit 2: Reasoned Decision, Lucky Larry Subdivision

10.4 Completion of Performance

Upon completion of performance by the parties or revocation of this Agreement, a written statement acknowledging such completion or revocation, signed by the appropriate agents of the City and Developer shall be recorded in the Official Records of Kootenai County, Idaho. Any such release shall not signal completion or release of any provision which confers a public benefit, and which is intended to run with the land unless expressly approved by the governing board of the City.

10.5 Force Majeure

Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond such

party's control, government regulations, court actions (such as restraining orders or injunctions) or other causes beyond such party's control. If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder shall be extended by the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than three (3) years.

10.6 Estoppel Certificate

Either party may, at any time, and from time to time, deliver written notice to the other party requesting such party to certify in writing that, to the knowledge of the certifying party (1) this Agreement is in full force and effect and a binding obligation of the parties; (2) this Agreement has not been amended or modified either orally or in writing, and if so amended, identifying the amendments; and (3) the requesting party is not in default in the performance of its obligations under this Agreement, or if in default, to describe therein the nature and amount of such defaults. A party receiving a request hereunder shall execute and return such certificate or give a written detailed response explaining why it will not do so within thirty (30) days following the receipt thereof. City's Mayor or City Administrator shall have the right to execute any certificate requested by Developer hereunder. City acknowledges that a certificate hereunder may be relied upon by transferees and Mortgagees.

10.7 Duty to Record

This Agreement or a Memorandum referencing the existence of this Agreement shall be recorded by City.

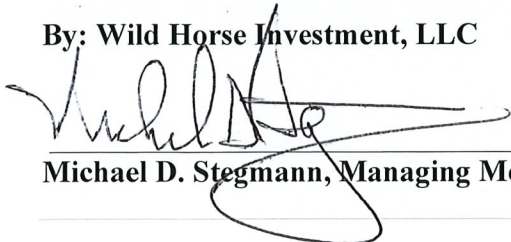
Executed this ____ day of _____, 20__.

By: CITY OF POST FALLS, a Municipal Corporation

Randy Westlund, Mayor

Shannon Howard, City Clerk

By: Wild Horse Investment, LLC



Michael D. Stegmann, Managing Member

ACKNOWLEDGMENT

STATE OF IDAHO)
)
) :ss
County of Kootenai)

On this ____ day of ____, 20__, before me, a Notary for the state of Idaho, personally appeared **Randy Westlund and Shannon Howard** known, or identified to me to be the Mayor and City Clerk, of the City of Post Falls, Kootenai County, Idaho, executing the herein instrument, and acknowledged to me that such City of Post Falls executed the same.

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

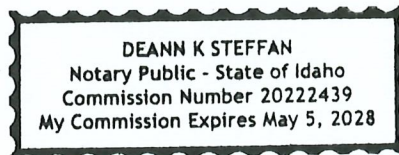
Notary Public for the state of Idaho
Residing at: _____
Commission Expires: _____

(Stamp Above)

OWNER/DEVELOPER

STATE OF Idaho)
)
) :ss
County of Kootenai)

This record was acknowledged before me on Aug 24, 2024 by **Michael D. Stegmann** as **Managing Member of Wild Horse Investment, LLC.**



Deann K Steffan

Notary Public for the state of _____
Residing at: _____
Commission Expires: _____

(Stamp Above)



Kennedy Springs

The site of the proposed subdivision is located in the Northeast $\frac{1}{4}$ of Section 32, T51N, R5W along the west side of McGuire Road, north of Yukon Ave. The property consists of three parcels, each with an existing home and several outbuildings, totaling 13.46 acres. The applicant is requesting approval of a 63 lot single family residential subdivision meeting the R-2 zoning requirements. See below for a Vicinity Map.

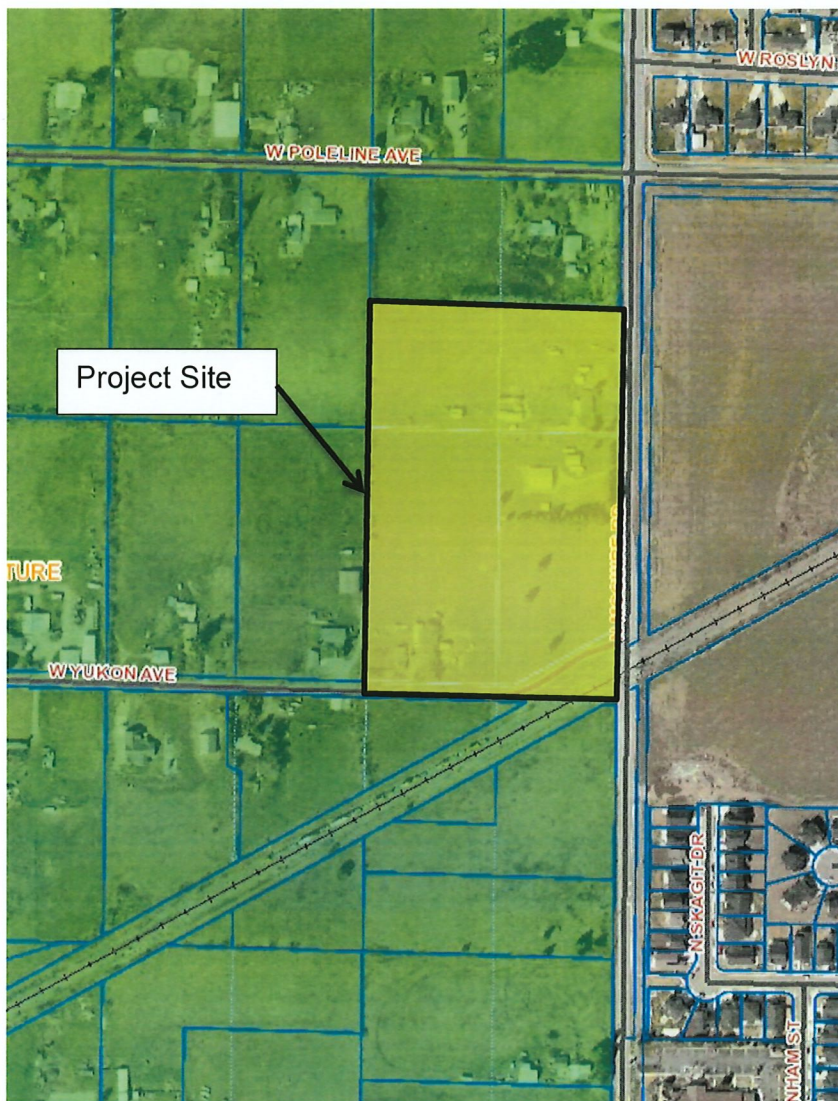
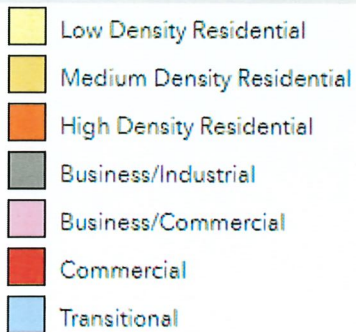


Figure 1: Vicinity Map

The Montrose subdivision is located across McGuire to the southeast. Large lot residential properties adjoin on the West.



Figure 2: Future Land Use Map



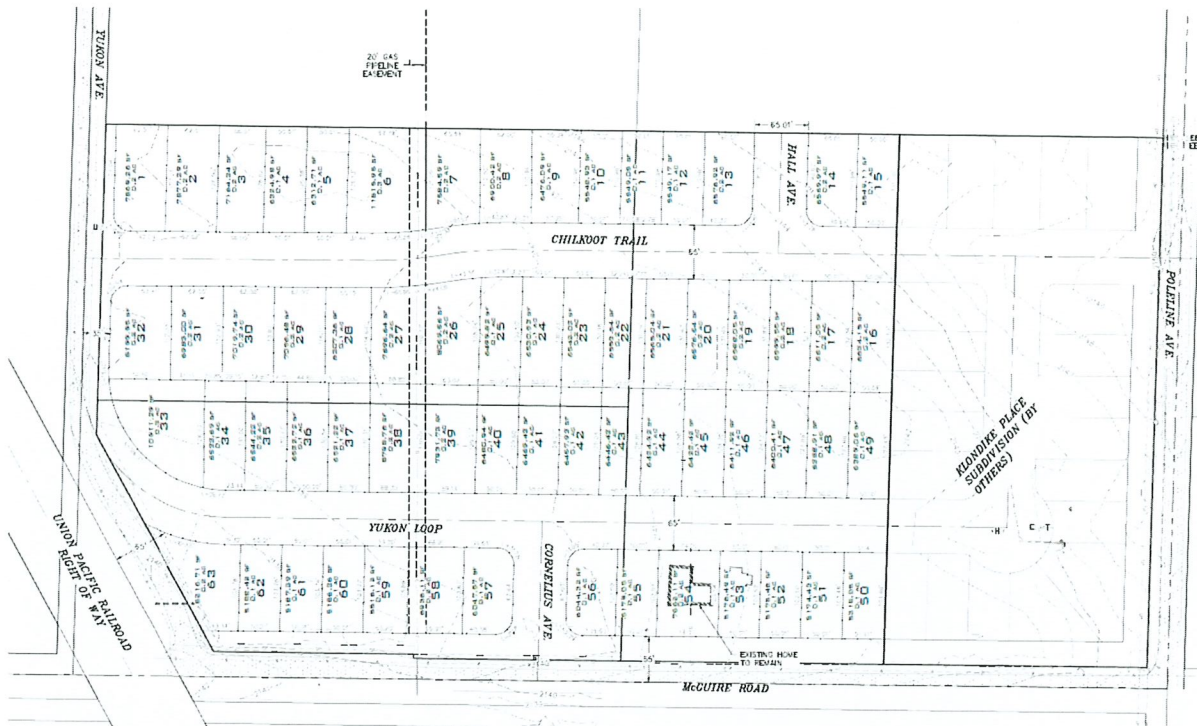


Figure 3: Subdivision Map

Utilities and Access:

Primary access to this property will be from Yukon Avenue and McGuire Road via local access streets. No direct driveway access to McGuire is proposed. At the request of City staff, the intersection of Yukon and McGuire will be abandoned and reduced to pedestrian only access so that the primary access point will be from Cornelius. Water is located in the adjoining streets, and a will serve letter has been provided by East Greenacres Irrigation District indicating their ability to serve the subdivision (previously called Lucky Larry Estates). Sewer is located on the eastern side of McGuire and is of adequate size and depth to serve the property. McGuire Road will be widened to Minor Arterial standards as prescribed in the City Transportation Master Plan. Yukon will be improved to local access standards. Connectivity is provided both to the west via Hall Ave as well as to the north via both Yukon Loop and Chilkoot Trail.

Dry utilities are also located on the property and available to serve any future development on site. A high-pressure natural gas line runs through the property from east to west and will be accommodated by a 20 wide easement where buildings will be prohibited.

Subdivision:

As shown on the attached subdivision plan, the proposed subdivision will result in 63 single family residential lots. The single family lots range in size from a minimum of 5,174 sf to a maximum of 11,812 sf with the average size in the neighborhood of 6,678 sf, and all lots meet the requirements of the R-2 zoning and are designated for single family development. The lots within this subdivision are comparable in both size and character to those found within the Montrose Subdivision located immediately to the Southeast. This neighborhood is intended to serve the starter home/retirement market at an attainable price point to our community's workforce.

As mentioned above, water and sewer are both immediately available and of adequate capacity to serve the proposed subdivision. There is approximately 4-8 feet of relief across the site, which will yield relatively flat lots for single family construction. There are no physical restrictions, other than the previously identified and accommodated natural gas line.

Comprehensive Plan Analysis:

This property is located within the West Prairie focus area, which is a "County Peninsula" and nearly surrounded by the City. This area is considered a priority for annexation and is considered infill. The future land use map designates this area to be transitional which is designated for lands suitable for growth, the focus of which is described in the focus area.

Land Use:

G.05. Keep Post Falls' neighborhoods safe, vital, and attractive.

The proposed R-2 single family subdivision is intended to provide a safe and vibrant neighborhood ideal for the residents of Post Falls. Sidewalks will provide a safe pedestrian environment, and the connection of the streets to adjoining properties will allow for this neighborhood to grow in an orderly manner. Impact fees collected at building permit will provide for acquisition and construction of parks, off site transportation infrastructure, and public safety needs.

G.07. Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City's long-term sustainability.

The residential housing mix in Post Falls is very diverse, but currently extremely limited in availability. A shortage in available and developable land coupled with an increase in demand has resulted in a sharp increase in home prices. High prices and limited availability make it difficult for the City to attract high paying employers to our community. Development of this property will increase the supply of available lots/homes which in turn supports the community need for entry level and mid-range housing.

Zoning:

The property is zoned R-2 with a single family residential restriction, which allows for the uses and lot sizes provided in this subdivision. All other dimensional requirements found within the zoning code are met as proposed.

Impacts:

There are no identified impacts that will not be mitigated by impact fees as prescribed by City Code.

Conclusion:

The proposed subdivision is supported by the comprehensive plan as outlined in this narrative and the proposed subdivision meets the requirements of the City's subdivision ordinance, therefore we are requesting approval of the subdivision of the property as presented.

Exhibit 2

**Lucky Larry Estates Subdivision
File No. SUBD-26-1
Planning and Zoning Commission
Reasoned Decision**

A. INTRODUCTION:

APPLICANT: Ray Kimball, Whipple Consulting Engineers
OWNER: Wild Horse Investments, LLC
LOCATION: The northwest corner of McGuire Road and Yukon Avenue
REQUEST: To subdivide 13.46-acres into 63 single-family lots within the Medium Density Residential (R2) zone

B. RECORD CREATED:

1. A-1 Subdivision Application
2. A-2 Narrative
3. A-3 Subdivision Plan
4. A-4 Letter of Authorization
5. A-5 East Greenacres Irrigation District Will Serve
6. S-1 Vicinity Map
7. S-2 Zoning Map
8. S-3 Future Land Use Map
9. PA-1 PFSD Comments
10. PA-2 KCFR Comments
11. PA-3 Philips 66 (YPL) Comments
12. PA-4 ITD Comments
13. PA-5 PFHD Comments
14. PA-6 DEQ Comments
15. PC-1 Marhofke Comments
16. P&Z Staff Report
17. Testimony at the April 14, 2026, Planning and Zoning public hearing:

The Planning and Zoning Commission (hereinafter "Commission") heard the request at the April 14, 2026, public hearing, the meeting was in-person and live-streamed on the city of Post Falls YouTube Channel. The request was for the Commission to review the request to subdivide 13.46-acres into 63 single family lots within the requested Medium Density Residential (R2) zoning designation. The request is evaluated under the standards of PFMC § 17.12.060.

Justin Sauder, Associate Planner

Mr. Sauder presented the staff report for Lucky Larry Estates Subdivision, File No. SUBD-26-1. The request is for approval to subdivide approximately 13.46 acres into 63 lots within the R2 (Medium Density Residential) zone. Mr. Sauder described the site as located at the northwest corner of Yukon Avenue and McGuire Road, surrounded primarily by residential development, farmland, and the recently approved Klondike Place subdivision. The proposed lots range from approximately 5,100 to nearly 12,000 square feet, with one existing home to remain and be incorporated into the subdivision.

Mr. Sauder explained that infrastructure improvements include realignment of Yukon Avenue to improve safety near the railroad crossing, frontage improvements, pedestrian connectivity, that the internal roadway configuration was in compliance with transportation planning. He testified that water would be provided by East Greenacres Irrigation District and sewer services would be provided by the city. No hazardous soil or topographical conditions were identified though the property is bisected by a gas pipeline and is encumbered with a 20-foot-wide no-build easement. Finally, that the subdivision and proposed lots conform with applicable municipal code requirements and that impact fees would be assessed at the time of individual building permits to mitigate off-site impacts on public facilities.

Jim Mulcahy, Senior Staff Engineer

Mr. Mulcahy provided clarification regarding roadway jurisdiction and infrastructure requirements. He explained coordination between the City and Post Falls Highway District regarding the Yukon Avenue relocation and confirmed that fencing along the railroad corridor is required as part of construction improvements to ensure public safety.

Ray Kimball, Whipple Consulting Engineers, Applicant

Mr. Kimball presented on behalf of the applicant, describing the subdivision design, density, and infrastructure improvements. He testified that the project includes 63 single-family lots at approximately 4.68 dwelling units per acre which is below the allowable density for the R-2 zoning. He described the proposed improvements to McGuire Road, including road widening, utility relocation, and installation of a separated pedestrian pathway. He emphasized the intentional design considerations for location of the pipeline easement, ensuring no lot line conflicts and safe placement of infrastructure.

Mr. Kimball also described stormwater, sewer extensions, and connectivity improvements to adjacent developments, stating that the subdivision meets all zoning, infrastructure, and engineering standards.

The hearing was opened for public comment.

In Favor: None

Neutral: None

Opposed:

Shari Bolander, Post Falls, ID: Provided written testimony for both Klondike Place (SUBD-26-2) and Lucky Larry Estates stating that traffic on McGuire Road is already congested and noisy, particularly due to truck traffic. She expressed concern that the development would increase traffic and worsen noise conditions. She also questioned whether road widening would move the roadway closer to her property and expressed concern about the loss of open space.

Rebuttal:

No rebuttal was provided by the applicant.

Deliberations: After the public hearing was complete, the hearing was closed and the Commission moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the approval criteria contained in Post Falls Municipal Code ("PFMC") § 17.12.060 H.

- C. SUBDIVISION REVIEW CRITERIA:** (Post Falls Municipal Code Title 17.12.060, Subsection H): No subdivision shall receive approval unless findings and conclusions are made that:

- C1. Definite provision has been made for a water supply system that is adequate in terms of quantity, and quality for the type of subdivision proposed.**

Based on the testimony supplied and the staff report, the Commission finds that East Greenacres Irrigation District issued a will-server letter confirming availability of water service. No deficiencies were identified.

- C2. Adequate provisions have been made for a public sewage system and that the existing municipal system can accommodate the proposed sewer flows.**

The Commission finds that the City of Post Falls sanitary sewer system can accommodate the proposed subdivision, with sewer service available via infrastructure located along McGuire Road. Testimony confirmed that the system will be designed and constructed to city standards, including connection of the existing residence. No evidence to the contrary was presented, and this criterion is satisfied.

- C3. Proposed streets are consistent with the transportation element of the comprehensive plan.**

The Commission finds that the proposed street layout is consistent with the Comprehensive Plan, including improvements to McGuire Road and realignment of Yukon Avenue to enhance safety near the railroad crossing. The interior configuration provided for future connections to the west and McGuire and provided interior connectivity from the north down to the realigned Yukon Avenue. The Commission finds this criterion satisfied.

- C4. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.**

The Commission finds that no significant soil or topographical hazards were identified on the site. The presence of a natural gas pipeline was acknowledged and appropriately addressed through a 20-foot easement and design accommodations. No evidence was presented indicating additional hazards, and the subdivision design accounts for these identified conditions. This criterion is satisfied.

- C5. The area proposed for subdivision is zoned for the proposed uses and the uses conforms to other requirements found in this code.**

The Commission finds that the proposed single-family subdivision is located within the R-2 zoning district, which permits single-family residential development. Testimony established that the proposed density is below the maximum allowable threshold and that all lot sizes meet code requirements. The proposal is consistent with applicable provisions of Titles 17 and 18 of municipal code, and no conflicting evidence was presented. This criterion is satisfied.

- C6. The developer has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services by paying fees, furnishing land, or providing other mitigation measures for off-site impacts to streets, parks, and other public facilities within the community. It is the expectation that, in most cases, off site mitigation will be dealt with through the obligation to pay development impact fees.**

The Commission finds that the developer will bear its proportionate share of infrastructure costs through payment of impact fees and construction of required improvements, including roadway widening, utility relocation, and pedestrian facilities. Testimony confirmed these obligations, and no evidence was presented to suggest otherwise. This criterion is satisfied.

- C7. Additional Recommended Conditions necessary to ensure compliance with the adopted**

standards:

The Commission decides that the requested subdivision can meet the city's standards. However, certain conditions will need to be completed to meet the criteria. Those conditions, 1-12 listed below, when imposed, will ensure that the six criteria found in PFMC 17.12.060.H are met. Based upon the presentations made to the Commission at a properly noticed public hearing, the record compiled in this matter, the applicant must meet the following conditions:

1. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
2. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.
3. The proposed subdivision must be completed in a single phase.
4. A Construction Improvement Agreement shall be prepared and executed prior to commencement of construction for the subdivision.
5. Yukon Avenue shall be designed and constructed as a 32-foot wide Local Residential Roadway.
6. McGuire Road shall be designed and constructed as a 3-lane Minor Arterial Roadway. The existing truck lane at the railroad crossing shall be maintained.
7. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflect the general ability to provide service. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.
8. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards. No exceptions were requested with the application.
9. Direct access to or from residential lots with McGuire Rd. shall be prohibited on the face of the plat.
10. The existing residential structure shall be connected to the City's sewer system with construction of the project. Existing septic systems shall be decommissioned in accordance with Panhandle Health requirements and connection fees paid, to the City, as part of the Construction Improvement Agreement.
11. A Homeowners Association shall be formed and responsible for landscaping, irrigation and maintenance of the common rights-of-way frontages along McGuire Road and the Union Pacific Railroad frontage. Maintenance includes the removal of snow from sidewalks, paths and trails.
12. Final landscaping plans for the street trees will be submitted for review and approval as part of the construction plans. Street trees shall be planted by the developer in the spring and fall following construction of homes. The Urban Forester shall be notified prior to planting.

D. ACTIONS THAT THE APPLICANT CAN TAKE TO GAIN APPROVAL.

Not applicable.

E. CONCLUSION

SUBD-26-1: Based on the evidence in the record placed before the Commission, the testimony received at the properly noticed public hearing, and with the imposition of the above conditions, it is the conclusion of the Commission that the requested Subdivision meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approved with the conditions contained herein.

Approved by the Planning and Zoning Commission on _____

Date

6/9/26

Chairman



Attest



NOTICE OF RIGHTS:

Any affected person aggrieved by a final decision of the Planning and Zoning Commission may submit a written notice of appeal along with the required fees in accordance with the City's adopted fee schedule, to the City Clerk for appeal to the Post Falls City Council within fourteen (14) days of the date of the written decision, pursuant to Post Falls City Code 18.20.60.E

The final decision of the Planning and Zoning Commission is not a final decision for purposes of judicial review until the City Council has issued a final decision on appeal and the party seeking judicial review has requested reconsideration of that final decision as provided by Idaho Code 67-6535(2)(b), pursuant to Post Falls City Code 18.20.60.E.

Any applicant or affected person seeking judicial review of compliance with the provisions of Idaho Code Section 67-6535 must first seek reconsideration of the final decision within fourteen (14) days of such decision. Such written request must identify specific deficiencies in the decision for which reconsideration is sought.

The applicant has the right to request a regulatory taking analysis pursuant to Idaho Code Section 67-8003. Any affected person aggrieved by a final decision concerning matters identified in Idaho Code Section 67-6521(1)(a) may, within twenty-eight (28) days after all remedies have been exhausted under local ordinances, seek judicial review under the procedures provided by Chapter 52, Title 67, Idaho Code.

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 9/15/2026**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jonathon Manley, Planning Manager

SUBJECT: Prairie Avenue Annexation Acceptance of Rights of Way and Easements (ANNX-25-5)

ITEM AND RECOMMENDED ACTION:

This item is the Grants of Rights-of-Way and Easements related to the Prairie Avenue Annexation, which was approved by the city council following public hearings on March 17 and May 19, 2026. Staff requests that the city council review and accept the Grants of Rights-of-Way and Easements. No presentation is planned on this item.

DISCUSSION:

On March 17, 2026, the city council held a public hearing to consider a request to annex approximately 20 acres with R-1 zoning, plus rights of ways, located approximately 1/3 of a mile east of the intersection of Greensferry Road and Prairie Avenue. The Council directed staff and the applicant to return with a revised zoning and development approach that better addresses compatibility with the surrounding area, roadway access and connectivity, and long-term infrastructure planning. At a subsequent hearing on May 19, 2026, the city council approved the annexation with Residential Mixed (RM) zoning. On July 7, 2026, the Development and Annexation Agreement was approved by City Council along with the Reasoned Decision. The attached grants complete the dedication of rights of way and easements required by the Annexation Agreement.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

March 17, 2026 - Public Hearing

May 19, 2026 - Continued Public Hearing

July 7, 2026 - Approval of Development and Annexation Agreement and Reasoned Decision

APPROVED OR DIRECTION GIVEN:

As noted above, the city council approved the requested annexation.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

NA

BUDGET CODE:

NA

ATTACHMENTS:

1. Prairie Avenue Applicant Signed Grants of ROW and Easements

GRANT OF RIGHT-OF-WAY

Prairie Avenue Annexation

W. Prairie Avenue

File No. ANN-25-5

KNOWN ALL MEN BY THESE PRESENTS, that **Copper Basin Construction, Inc.**, organized and existing pursuant to the laws of the State of Idaho; the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, in hand paid by the City of Post Falls, Kootenai County, State of Idaho, the receipt of which is hereby acknowledged, does hereby grant, quitclaim and convey unto the said City of Post Falls, 408 N. Spokane St., Post Falls, ID 83854, a municipal corporation, Kootenai County, State of Idaho, the Grantee, a right-of-way for the construction, improvement, operation and maintenance of public roadway, allowing also placement and maintenance of pipelines for water and sewer, and such other surface and underground utility lines as may be necessary, upon and across the following described property:

W. Prairie Avenue:

As depicted in the attached **Exhibit A**

TO HAVE AND TO HOLD SUCH RIGHT-OF-WAY FOR PUBLIC PURPOSES, THE Grantor does hereby dedicate all interest in said strip of land to public use for such purposes.

In witness whereof, the Grantor has caused this instrument to be executed this ____ day of _____, 2026.

GRANTEE:

CITY OF POST FALLS

By

Randy Westlund, Mayor

Attest:

Rhiannon O'Neill, Deputy City Clerk

GRANTOR(S):

Copper Basin Construction, Inc.

By

Steve White, President

ACKNOWLEDGEMENTS

State of Idaho)
 : ss
County of Kootenai)

This instrument was acknowledged before me on _____ by **Randy Westlund** and **Rhiannon O'Neill** as the **Mayor** and **Deputy City Clerk**, respectively, of the **City of Post Falls**, Kootenai County, Idaho, on behalf of whom the instrument was executed.

Notary Public for the State of Idaho
Residing at: _____
Commission Expires: _____

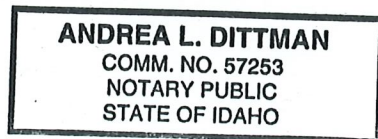
(Stamp above)

State of Idaho)
 : ss
County of Kootenai)

This instrument was acknowledged before me on 8/26/26 by **Steve White** as the **President** of **Copper Basin Construction, Inc.**, on behalf of whom the instrument was executed.

Andrea L Dittman

Notary Public for the State of Idaho
Residing at: Daeton Gardens
Commission Expires: 11.3.31

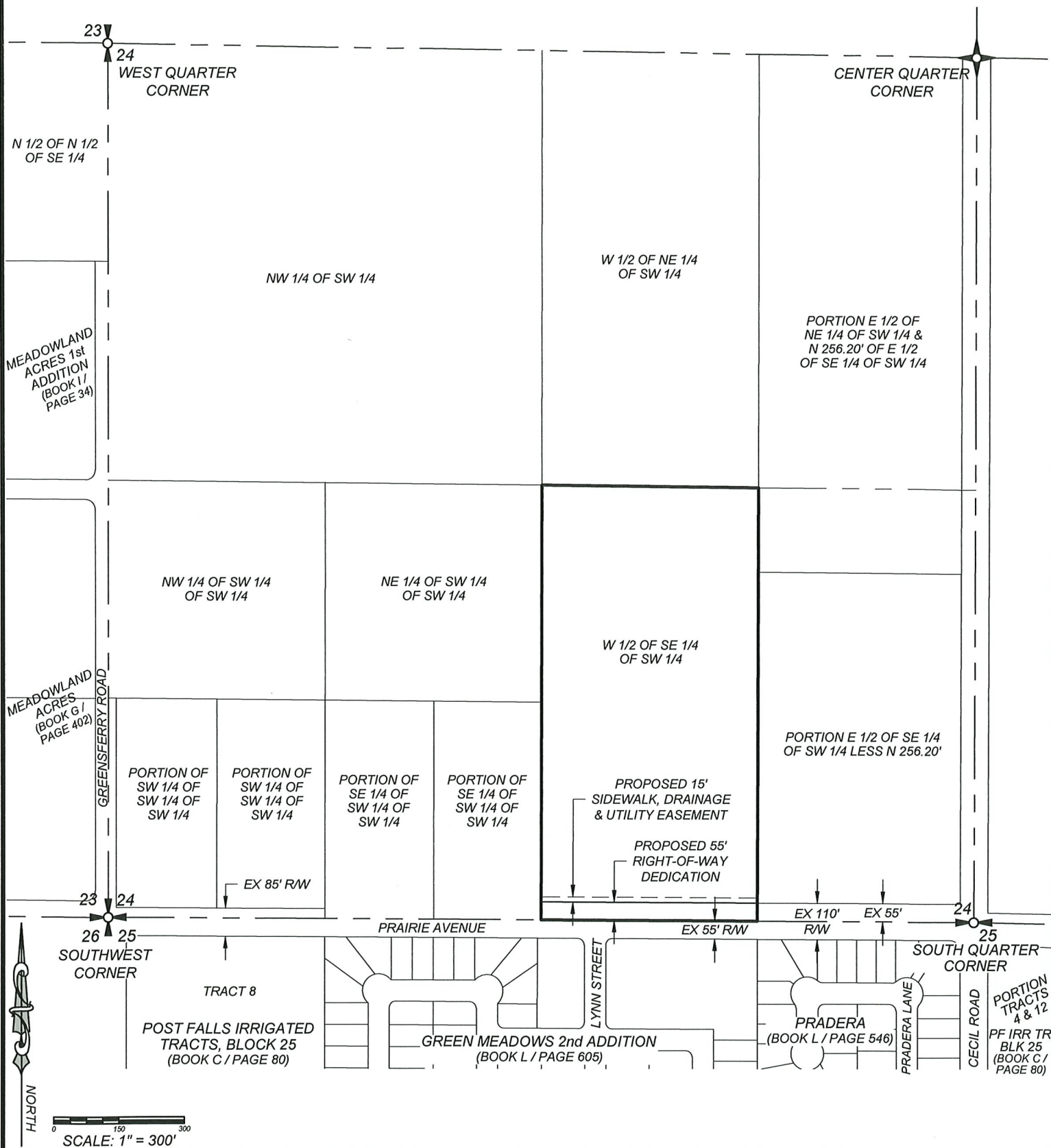


(Stamp above)

EXHIBIT A

Proposed Prairie Avenue Right-of-way Legal Description

A strip of land being the South fifty-five (55) feet of the West half of the Southeast Quarter of the Southwest Quarter of Section 24, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho.



126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208.676.0230
WWW.LAKECITYENGINEERING.COM

THE WEST HALF OF THE SOUTHEAST
QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 24,
TOWNSHIP 51 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

DESIGNED BY:	DCD
DRAFTED BY:	SMA
SCALE:	1" = 300'
DATE:	10/26/2023
JOB NO:	LCE 23-045
FILE:	23-045-R_W-ESMT LEGL XBT.dwg

GRANT OF EASEMENT

Prairie Avenue Annexation

W. Prairie Avenue

File No. ANN-25-5

KNOWN ALL MEN BY THESE PRESENTS, that **Copper Basin Construction, Inc.**, organized and existing pursuant to the laws of the State of Idaho; the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, in hand paid by the City of Post Falls, Kootenai County, State of Idaho, the receipt of which is hereby acknowledged, does hereby grant, quitclaim and convey unto the said City of Post Falls, 408 N. Spokane St., Post Falls, ID 83854, an easement for the construction, improvement, operation and maintenance of a public sidewalk, storm water drainage and utilities over, under, upon and across the following described property:

W. Prairie Avenue:

As depicted in the attached **Exhibit B**

TO HAVE AND TO HOLD SUCH RIGHT-OF-WAY FOR PUBLIC PURPOSES, THE Grantor does hereby dedicate all interest in said strip of land to public use for such purposes.

In witness whereof, the Grantor has caused this instrument to be executed this ____ day of _____, 2026.

GRANTEE:

CITY OF POST FALLS

By

Randy Westlund, Mayor

Attest:

Rhiannon O'Neill, Deputy City Clerk

GRANTOR(S):

Copper Basin Construction, Inc.

By

Steve White, President

ACKNOWLEDGEMENTS

State of Idaho)
 : ss
County of Kootenai)

This instrument was acknowledged before me on _____ by **Randy Westlund** and **Rhiannon O'Neill** as the **Mayor** and **Deputy City Clerk**, respectively, of the **City of Post Falls**, Kootenai County, Idaho, on behalf of whom the instrument was executed.

Notary Public for the State of Idaho
Residing at: _____
Commission Expires: _____

(Stamp above)

State of Idaho)
 : ss
County of Kootenai)

This instrument was acknowledged before me on 8/26/24 by **Steve White** as the **President** of **Copper Basin Construction, Inc.**, on behalf of whom the instrument was executed.

Andrea L. Dittman
Notary Public for the State of Idaho
Residing at: Dalton Gardens
Commission Expires: 11.3.31

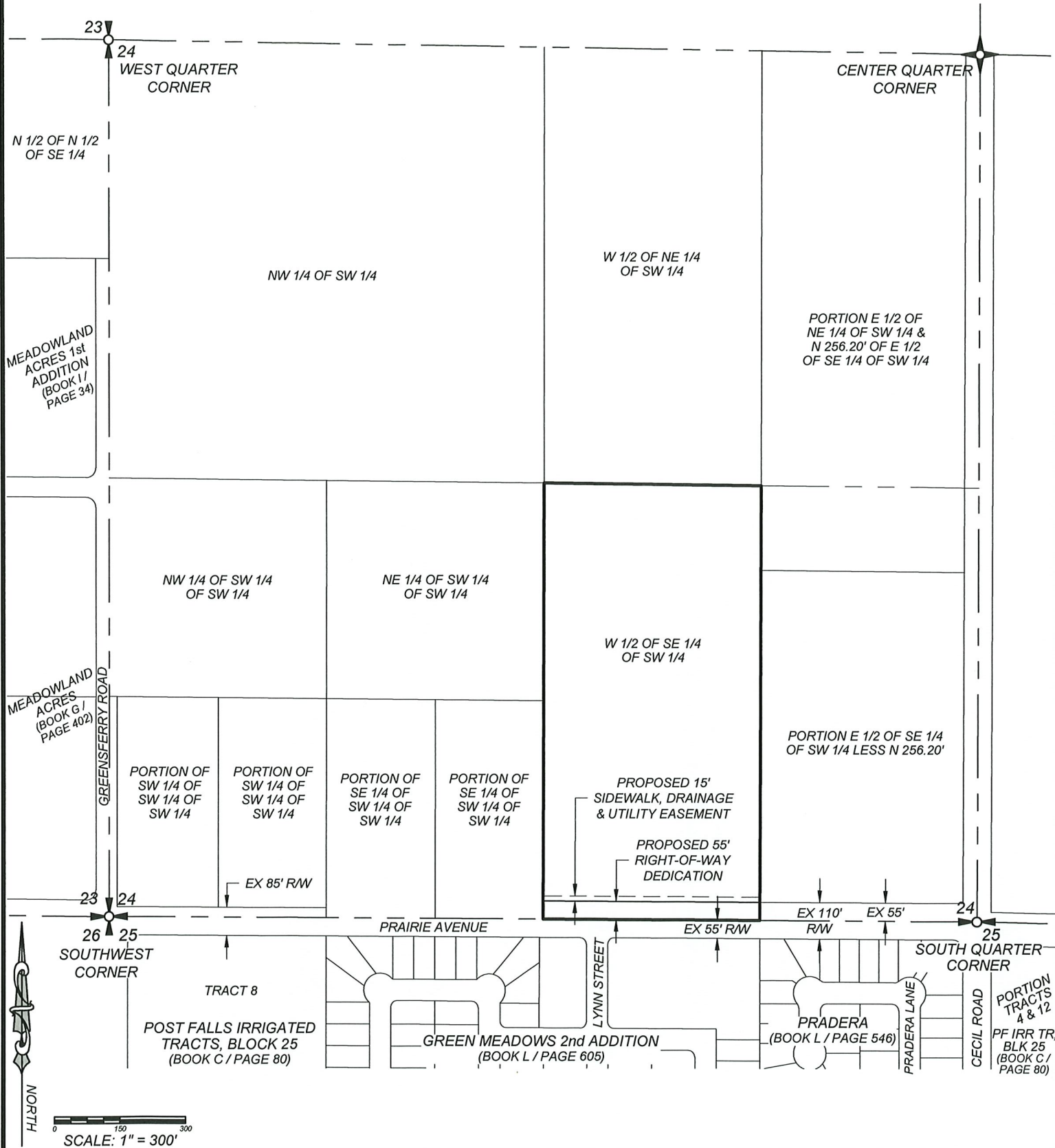


(Stamp above)

EXHIBIT B

Prairie Avenue Easement Legal Description

A strip of land being the North fifteen (15) feet of the South seventy (70) feet of the West half of the Southeast Quarter of the Southwest Quarter of Section 24, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho.



126 E. POPLAR AVENUE
COEUR D'ALENE, IDAHO 83814
PHONE: 208.676.0230
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THE WEST HALF OF THE SOUTHEAST
QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 24,

TOWNSHIP 51 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

DESIGNED BY:	DCD
DRAFTED BY:	SMA
SCALE:	1" = 300'
DATE:	10/26/2023
JOB NO:	LCE 23-045
FILE:	23-045-R_W-ESMT LEGL XBT.dwg

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 9/15/2026**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jonathon Manley, Planning Manager

SUBJECT: McKinley Meadows Special Use Permit Reasoned Decision (SUP-26-3 / Appeal APL-26-2)

ITEM AND RECOMMENDED ACTION:

Staff asks City Council to review the attached Reasoned Decision for the McKinley Meadows Special Use Permit to determine if it reflects Council's decision following the August 4, 2026 appeal hearing.

DISCUSSION:

McKinley Meadows is a request for a Special Use Permit on approximately 2.68 acres located at the west end of Montgomery Place, south-east of Seltice Elementary School. The property is zoned Single-Family Residential (R-1). The proposal would retain one existing single-family residence and create 17 cottage-home lots, for a total of 18 residential lots via the Special Use Permit. The Planning and Zoning Commission considered the project, including the related Planned Unit Development and subdivision applications, and approved a reasoned decision on May 12, 2026. This decision was appealed.

The City Council conducted a de novo public hearing on the appeal on August 4, 2026. Council received the staff report, agency comments, written public comments, and testimony from the applicant and members of the public. Issues discussed included neighborhood compatibility, density, traffic and pedestrian safety, emergency access, parking, snow storage, open space, drainage, and the relationship of the proposal to the Comprehensive Plan. The Council also received testimony regarding private covenants. Following the hearing, Council evaluated the application under the four Special Use Permit criteria in Post Falls Municipal Code Section 18.20.070(B). Council found that the cottage-home use conforms to the purposes of the R-1 zoning district and that cottage homes are an allowed Special Use Permit consideration within that district. Council also considered the proposed density of approximately 6.72 dwelling units per acre. While that density is approximately four percent above the base R-1 density through the Planned Unit Development process, it remains below the Comprehensive Plan's Low-Density Residential maximum of eight dwelling units per acre.

Council further found that the proposal was consistent with the Comprehensive Plan when considered as a whole. In reaching that conclusion, Council weighed neighborhood character and roadway concerns against policies supporting housing diversity, compatible infill, clustering, efficient use of public services, and shared open space.

Staff has prepared the attached Reasoned Decision reflecting the council's deliberation. Council is requested to review and approve the Reasoned Decision. If Council finds that the decision does not accurately reflect its deliberation, a motion retuning the reasoned decision to staff with specific instructions on corrections would be appropriate.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

August 4, 2026 – City Council de novo public hearing on SUP-26-3 / APL-26-2

APPROVED OR DIRECTION GIVEN:

Council determined that the Special Use Permit met the applicable approval criteria and approved the request subject to the conditions contained in the Reasoned Decision.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

ATTACHMENTS:

1. RD McKinley SUP-26-3 & APL-26-2

McKinley Meadows Special Use Permit File No. SUP-26-3 / APL-26-2

City Council

Reasoned Decision

A. INTRODUCTION:

APPLICANT: Scott McArthur, McArthur Engineering Company LLC

OWNER: WYLD LLC

LOCATION: Generally located at the west end of Montgomery Place, southeast of Seltice Elementary School.

REQUEST: Request for a Special Use Permit (SUP) on approximately 2.68 acres of property zoned Single-Family Residential (R1) to create 18 single-family lots. The requested SUP would allow seventeen (17) cottage homes and the retention of one (1) existing single-family residence on the property.

B. RECORD CREATED:

1. A-1A PUD Application
2. A-1B SUP Application.
3. A-1C Subdivision Application.
4. A-2 Narrative.
5. A-3 Preliminary Plan
6. A-4 Letter of Authorization
7. S-1 Vicinity Map
8. S-2 Zoning Map
9. S-3 Future Land Use Map
10. S-4 Appeal Request
11. S-5 P&Z Minutes
12. S-6 P&Z May 12, 2026 Reasoned Decision
13. PA-1 PFSD Comments
14. PA-2 KCFR Comments
15. PA-3 BPA Comments
16. PA-4 Phillips 66 Comments
17. PA-5 DEQ Comments
18. PA-6 BPA Comments
19. PA-7 Phillips 66Comments
20. PA-8 DEQ Comments
21. PA-9 PFHD Comments
22. PC-1 Frank Comments
23. PC-2 Spooner Comments
24. PC-3 Gilbertson Comments
25. PC-4 Thomas Comments
26. PC-5 Pinkston Comments
27. P&Z Staff Report
28. Testimony at the August 4, 2026, City Council public hearing:

The public hearing was properly noticed and conducted in accordance with Idaho Code §§ 67-6512 and 67-6509 and Post Falls Municipal Code (PFMC) § 18.20.060. The purpose of the hearing was to allow the Applicant and the public to provide testimony and documentation to the City Council in application of PFMC § 18.20.070B.

Jon Manley, Planning Manager

Mr. Manley presented the staff report and testified that the owner at the time of application was Shane Anderson and that Wylde LLC was the current owner, with Scott McArthur of McArthur Engineering serving as the applicant representative for the McKinley Meadows Special Use Permit, File No. SUP-26-3, which was before the City Council for a de novo hearing following an appeal of the Planning and Zoning Commission's decision. He explained that the approximately 2.6-acre property is located at the terminus of Montgomery Place, is zoned Single-Family Residential (R-1), and is proposed for cottage homes, which are allowable in the R-1 zone through a Special Use Permit. The proposal would retain the existing residence and add 17 lots, with the related PUD and subdivision approvals contingent upon the Special Use Permit.

Mr. Manley testified that the existing use of the property is a single-family home and that the property is located over the Rathdrum Aquifer. Mr. Manley testified that the R-1 zone is intended for single-family homes and compatible accessory uses and that cottage homes are expressly eligible for Special Use Permit consideration within the R-1 district. He addressed compatibility with surrounding land uses, noting the surrounding R-1 properties as well as nearby residential, commercial, and institutional uses. Mr. Manley identified the nearby Seltice Elementary School, the Boys and Girls Club, the library, transit service, and other amenities in the surrounding area. The site would be served by City water and wastewater.

Mr. Manley explained that the proposal would preserve the existing home and add 17 additional lots. He described the existing Montgomery Place roadway as approximately 50 feet wide from curb to curb, compared with a typical current residential roadway width of approximately 32 feet. He also noted a grade difference at the site and that the Applicant proposed measures to address drainage.

Mr. Manley reviewed the four Special Use Permit criteria. Regarding the first criterion, he testified that the R-1 district is intended for one single-family home on a minimum-size lot and compatible accessory uses. He explained that the proposal consists of cottage homes on individual lots and that the related PUD had been approved by the Planning and Zoning Commission contingent upon the Special Use Permit that was before the City Council on appeal.

Regarding the second criterion, Mr. Manley testified that the City's cottage home design standards allow cottage homes to be approved through a Special Use Permit in the R-1 zoning district. He explained that the Special Use Permit process provides an opportunity to identify and address potential compatibility issues through appropriate mitigating measures.

Regarding the third criterion, Mr. Manley testified that vehicular access would be from Montgomery Place, with emergency access from the Seltice Elementary School side of the property. He also noted proposed pedestrian connectivity and a potential future connection to a trail along the railroad corridor. Staff's transportation analysis indicated that projected traffic volumes would remain within City standards. Mr. Manley further testified that sewer facilities were available and that domestic water infrastructure was being extended to serve the site.

Regarding the fourth criterion, Mr. Manley reviewed the Comprehensive Plan goals and policies. He testified that the proposal could support goals relating to a balanced and resilient

economy, efficient community services, diverse housing, compatible infill development, and housing opportunities for different ages and income levels. He testified that the Future Land Use Map identifies the property as low-density residential and that the Comprehensive Plan defines low density as eight dwelling units per acre or less. The proposal was calculated at approximately 6.72 dwelling units per acre.

Mr. Manley further testified that notified agencies provided no significant negative comments, and that the Fire Department would review construction plans to ensure emergency access. He identified the types of conditions the City Council could impose, including conditions addressing adverse impacts, timing and sequence of development, maintenance, location and setbacks, and more restrictive standards.

During questioning, Mr. Manley explained that the Special Use Permit was necessary because the Applicant proposed cottage homes in an R-1 district. He testified that a conventional R-1 PUD could otherwise be developed without the Special Use Permit if it met the applicable density requirements, but the cottage-home use created the need for the Special Use Permit. He also testified that a prior subdivision approval for approximately nine lots had expired.

Robert Palus, City Engineer

Mr. Palus testified concerning traffic on Montgomery Place. He explained that updated 2025 traffic data showed approximately 280 vehicles per day, with typical hourly volumes of approximately 10 to 15 vehicles and a Sunday afternoon high of approximately 18 vehicles per hour. Mr. Palus estimated that 18 homes would generate approximately 180 additional daily trips, plus deliveries and other traffic, and testified that the resulting traffic volume would remain below approximately 500 vehicles per day, within the range identified for a low-volume residential neighborhood. He further testified that Montgomery Place is classified as a local residential street and is approximately 50 feet wide from curb face to curb face, compared with approximately 32 feet for a typical residential roadway.

Scott McArthur, McArthur Engineering Company, LLC, Applicant

Mr. McArthur testified on behalf of Wylde LLC. He stated that the developer had invested substantially in project design and off-site infrastructure and referenced similar cottage-home development previously completed in Post Falls. He testified that the proposed density is consistent with the Future Land Use Map and described the property as an infill opportunity within an area containing a range of residential, commercial, and industrial zoning.

Mr. McArthur testified that the property is part of the original Cherry Addition and historically consisted of a larger lot than the surrounding properties. He stated that the project was intended to provide smaller, attainable homeownership opportunities for workforce members, families, veterans, seniors, and first-time homeowners. He referenced the developer's prior Ark development as an example of the housing product proposed for McKinley Meadows and testified that many of the homes in the Ark were purchased by younger homeowners.

Mr. McArthur testified that the site is approximately 2.67 acres and proposed at approximately 6.7 dwelling units per acre, with one existing home and 17 proposed cottage homes on lots with a minimum size of approximately 3,452 square feet. He compared the proposal with development under conventional R-1 standards and testified that applying a 6,500-square-foot lot size to the property would yield approximately 17.9 lots. He stated that the cottage-home proposal would additionally provide more than one-half acre of shared open space.

Mr. McArthur described off-site infrastructure improvements undertaken by the developer, including an agreement with the Post Falls School District involving improvements to the

school parking area and extension of an eight-inch water line from Chase Road. He testified that the water-line work cost more than \$200,000 and would increase water capacity and create a loop for domestic, irrigation, and fire-suppression service. He further testified that the project would provide secondary emergency ingress and egress serving McKinley Meadows and Montgomery Place.

Mr. McArthur testified that the Applicant revised the project in response to the Planning and Zoning Commission proceedings, including increasing parking. He stated that the revised plan provides 16-foot-wide driveways capable of accommodating two vehicles per lot, nine additional off-lot parking spaces, and an ADA parking space/loading area, providing approximately two and one-half parking spaces per home without relying on garage parking.

Mr. McArthur testified that the private internal street would be owned and maintained by the homeowners association and would accommodate stormwater conveyance, snow storage, pedestrian access, and curbing. He stated that the development would provide more than the minimum required open space and include pedestrian circulation throughout the property.

Mr. McArthur also addressed drainage and flooding concerns. He testified that a geotechnical engineer evaluated the property, approximately 12-foot-deep test holes were excavated without water remaining in the excavations, and the site consists primarily of sandy soils. He further testified that portions of the site would be elevated to accommodate gravity sewer service.

Mr. McArthur presented examples of the proposed architectural character and the developer's prior Arc development. He testified that the homes would incorporate varied facades, colors, and layouts, along with substantial landscaping and shared community space.

In response to Council questions, Mr. McArthur explained that the Applicant pursued a Special Use Permit rather than a zone change because the property was already zoned R-1 and cottage homes could be considered within that district through the Special Use Permit process. He stated that this approach would allow the proposed housing without changing the underlying zoning designation. Mr. McArthur also testified that a prior subdivision approval for nine larger lots on the project property had expired and discussed the number of lots he believed could be developed under current R-1 standards.

The hearing was opened for public comment.

In Favor:

Ben Blakely (Not wishing to speak): He supported the Special Use Permit and believed the project would be positive for the community.

Ryan Walde (Not wishing to speak): Expressed that the project would provide needed housing, contribute to Post Falls' growth, increase the local tax base, and support long-term economic development.

Joey Naccarato (Not wishing to speak): Expressed support for allowing young and older people to purchase affordable housing.

Jackson Summer (Not wishing to speak): Is a resident of the Ark development, stated that obtaining a quality home had been important to him and that Post Falls needed more of this type of development.

Shane Anderson: Mr. Anderson, the property owner, testified that he had lived in the

neighborhood for approximately ten years and that many residents were his neighbors, friends, or family. He acknowledged that change can be difficult but characterized the proposed change to additional single-family homes as positive. He testified that before the project was transferred to the developer, he attempted to find another road connection to lessen the impact on neighbors. He stated that he supported the developer because of the difficulty young families have finding places to live and because he wanted to support the creation of attainable housing.

Emily Beutler: Ms. Beutler testified in support of the application. She stated that Noah Stam, the developer, was her husband and was unable to attend. She testified that she had been a realtor for approximately 15 years and had sold homes for numerous builders in the area. She described the developer as highly involved in his projects and testified that the Arc development provided three-bedroom, two-bath homes for under \$400,000 in Kootenai County in 2025 and 2026. She testified that the developer intentionally sought to create housing that would remain affordable and that the Arc's CC&Rs prevent the single-family homes from being rented. She described the homes as high-quality and the development as a community where residents socialize and use shared amenities. She stated that the developer wanted to be a good neighbor and believed McKinley Meadows would be a positive addition to Post Falls.

Opposed:

Glenn Douglas

Mr. Douglas testified on behalf of 21 Cherry Addition residents representing 14 lots and submitted written testimony and a petition requesting that the Council uphold the neighborhood's appeal and overturn the Special Use Permit. He stated that the opposition was not to growth generally, but to what he considered an incompatible development design. Mr. Douglas argued that placing the proposed cottage-home development on approximately 2.6 acres within an established low-density R-1 neighborhood was inconsistent with the purpose of the zoning district. He described the Cherry Addition as an established neighborhood dating to approximately 1954 and characterized by traditional single-family homes on larger lots.

Mr. Douglas identified safety and infrastructure as additional concerns. He described Montgomery Place as a quiet residential street and argued that it was not designed to accommodate the additional traffic generated by the proposed development. He expressed concern regarding emergency access through the adjacent school property and potential conflicts with school drop-off and pickup, as well as the internal street width, overflow parking, snow storage, emergency vehicle access, and waste-management access. He maintained that the proposed development would be incompatible with the surrounding neighborhood and requested that the Council overturn the Special Use Permit.

Mr. Douglas also raised concerns regarding the Cherry Addition CC&Rs and testified that residents were involved in litigation concerning an attempted dissolution of those restrictions. He asserted that the existing CC&Rs limited development to one residence per lot. He additionally questioned whether the proposed open space was sufficiently consolidated and usable, particularly following the addition of parking spaces.

Amelia Sizemore: Ms. Sizemore testified in opposition and urged the Council to reverse the Planning and Zoning Commission's approval. She argued that adding 17 homes to a cul-de-sac with approximately 13 existing homes would result in a significant increase in traffic. She acknowledged the City Engineer's testimony that projected traffic volumes would remain within City standards but argued that the analysis did not adequately account for conditions associated with nearby schools and youth activities. She referenced nearby schools, the

school district bus barn, Frederick Post ball fields, the Kinder Center, and the Boys and Girls Club.

Ms. Sizemore further testified that Montgomery Place would function as a single-access route for the proposed development, with additional traffic ultimately traveling to North Compton Street. She expressed concern about traffic at the intersections of Tenth Avenue and Compton Street and Mullan Avenue and Compton Street and argued that the traffic counts did not adequately reflect school-year and Little League activity. She also raised concerns regarding pedestrian conditions on North Compton Street, including a lack of continuous sidewalks that she stated resulted in children and families sometimes walking in the roadway. Ms. Sizemore characterized the additional traffic as a safety concern and requested that the Council either reverse the approval or delay action until a multimodal safety audit could be conducted during the school year.

Candyce Frank: Ms. Frank testified that she had lived in Post Falls for 52 years, including approximately 35 years on West Montgomery Place. She expressed concern that the additional parking associated with the development could result in overflow parking on the existing neighborhood streets and cul-de-sac. She described existing snow-storage conditions in the cul-de-sac and stated that additional parked vehicles could interfere with snow removal, sight distance, and access.

Ms. Frank also described the Cherry Addition as a historic neighborhood and stated that it was one of the first housing developments in Post Falls and among the first neighborhoods to have sidewalks. She expressed concern that developing approximately 18 homes on the existing property could diminish the historic character of the neighborhood.

Ms. Frank further raised concerns regarding conduct she observed following the Planning and Zoning Commission hearing and questioned the sequence of the Commission's votes. She stated that she raised those concerns with City staff and subsequently reviewed the hearing video. Ms. Frank requested that the Council deny the Special Use Permit and PUD and identified differences between the Arc development and McKinley Meadows, particularly regarding roadway access and surrounding zoning.

Rebuttal:

Scott McArthur, McArthur Engineering Company, LLC, Applicant

Mr. McArthur provided rebuttal testimony. He stated that the proposal was consistent with City codes, policies, and Comprehensive Plan goals and that the submitted plans had been prepared to City standards and revised to address conditions imposed by the Planning and Zoning Commission.

Regarding traffic, Mr. McArthur relied upon the City Engineer's testimony and stated that projected traffic would remain below approximately 500 daily trips, including additional delivery traffic. He emphasized that Montgomery Place is approximately 50 feet wide from curb to curb, compared with the City's typical 32-foot residential roadway.

Mr. McArthur responded to testimony concerning the CC&Rs by stating that the City's land-use decision is governed by City code and that private CC&Rs are not administered by the City. He testified that Mr. Anderson had voluntarily obtained the necessary signatures concerning the existing CC&Rs and disputed the characterization that neighbors had been improperly pressured.

Mr. McArthur also responded to concerns regarding open space, stating that the open-space areas were intentionally distributed throughout the project to provide usable spaces rather than leftover areas. He testified that the property would be mass-graded to create functional open-space areas and that landscaping would be professionally designed.

Regarding traffic circulation, Mr. McArthur emphasized that the proposed access would terminate within the private development rather than create a through street. He stated that the existing cul-de-sac configuration would remain and contrasted that configuration with what could occur under a conventional subdivision. He also addressed parking and snow storage, stating that the project included an ADA space and loading area, nine additional parking spaces, and approximately two and one-half parking spaces per home. He testified that the existing cul-de-sac could accommodate snow storage without preventing access to the homes.

Mr. McArthur concluded by responding to Ms. Frank's concerns regarding the Planning and Zoning Commission hearing. He acknowledged shaking hands with a planner following the hearing but denied favoritism or improper conduct. He stated that the Planning and Zoning Commission imposed additional conditions, that the Applicant accepted those conditions, and that the project was subsequently redesigned to satisfy them.

Field Herrington, City Attorney

Mr. Herrington clarified before the hearing was closed that the CC&R dispute and related private litigation were not matters before the Council for purposes of its Special Use Permit decision. He advised that the pending litigation did not affect the Council's application of the Special Use Permit review criteria or conditions of approval.

Deliberations: After the public hearing was complete, the hearing was closed, and the Council moved to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the approval criteria contained in Post Falls Municipal Code ("PFMC") § 18.20.070 B.

C. EVALUATION OF APPROVAL CRITERIA:

C1. Will Implementation of the special use conform to the purposes of the applicable zoning district?

The Council finds that implementation of the proposed cottage-home use conforms to the purposes of the applicable R-1 zoning district.

The Council first determined that the applicable zoning district is the existing R-1 district and that the application is not requesting a zone change. The Council considered testimony characterizing the proposal as a higher-density form more commonly associated with R-2 development and concerns that the smaller lots and additional homes would differ from the established pattern of larger R-1 lots in the Cherry Addition. The Council also considered the suggestion that R-2 purpose language concerning access to collector or arterial streets should inform the decision. City staff and legal counsel clarified, however, that the R-2 purpose statement is not the governing standard because the property remains zoned R-1 and the requested use is being considered as a Special Use Permit within R-1.

In weighing that evidence, the Council gave greater weight to the provisions applicable to the R-1 district and the proposed use. The record establishes that the proposal remains detached single-family residential development; that the City's cottage-home standards allow cottage homes to be considered by Special Use Permit in the R-1 district; and that the PUD process separately permits modifications to lot size and development form in exchange for common open space and other project features. The Council therefore distinguished between the residential use allowed through the Special Use Permit and the separate PUD modifications affecting lot size, setbacks, open space, and density.

The Council also considered the property's Low-Density Residential designation under the Comprehensive Plan. During later deliberations, the Council clarified that the proposed density of approximately 6.72 units per acre is approximately four percent above the base R-1 density through the PUD; it is not the base R-1 density itself. That distinction did not alter the Council's conclusion under this criterion because the question is whether the cottage-home special use conforms to the purposes of the existing R-1 district, not whether every element of the PUD matches the base R-1 dimensional standards.

After weighing the neighborhood-form concerns against the applicable R-1 purpose and the City's express allowance for cottage homes through the Special Use Permit process, the Council finds that the proposed use remains a single-family residential use that conforms to the purposes of the R-1 zoning district. Accordingly, this criterion is met.

C2. Whether the proposed use constitutes an allowable special use as established by this chapter for the zoning district involved; and complies with all other applicable laws, ordinances, and regulations of the city and the state.

The Council finds that the proposed cottage-home use constitutes an allowable special use in the R-1 zoning district and, as conditioned, complies with the applicable City and State requirements addressed in the record.

The Council considered the argument that the proposal functions more like an R-2 development and should therefore be evaluated under R-2 roadway and development expectations. The Council also heard testimony concerning the Cherry Addition CC&Rs and pending private litigation. Against that evidence, the Council considered PPMC 18.24.032, which expressly provides that cottage homes may be approved by Special Use Permit in the R-1 district, and the City Attorney's clarification that private CC&Rs and the related litigation are not standards governing the City's Special Use Permit decision.

Council members emphasized that land-use regulations must be applied consistently and predictably to existing property owners, applicants, and neighboring owners. The record did not identify an applicable City or State law that prohibits a cottage-home Special Use Permit on this R-1 property. The remaining dimensional, infrastructure, access, parking, open space, and subdivision matters are addressed through the companion PUD and subdivision standards and the conditions contained in the hearing packet, which the Council incorporated into its approval.

In weighing the objections against the express ordinance language and the conditioned project requirements, the Council gave greater weight to the City's adopted R-1 and cottage-home provisions and to the absence of evidence of a controlling legal prohibition. Accordingly, the Council finds that the proposed cottage-home use is an allowable special use in the R-1 district and satisfies this criterion, subject to the conditions of approval.

C3. Whether the proposed use will be compatible with the health, safety, and welfare of the public or with land uses within the vicinity of the proposal.

The Council finds that the proposed use will be compatible with the health, safety, and welfare of the public and with land uses within the vicinity, subject to the conditions of approval.

The Council gave substantial consideration to the evidence offered in opposition. Residents described the Cherry Addition as an established low-density R-1 neighborhood with larger lots and testified that adding 17 cottage homes would materially increase traffic and activity on Montgomery Place and North Compton Street. They raised concerns regarding the single-access cul-de-sac, school-year and youth-activity traffic, pedestrian conditions where sidewalks are incomplete, the intersections at Tenth Avenue and Compton Street and Mullan

Avenue and Compton Street, emergency access through school property, overflow parking, snow storage, and the change in neighborhood character. During deliberations, Council members expressly acknowledged that every additional vehicle trip adds some degree of risk and that the proposal would feel more intense than the existing development pattern. The Council did not treat the proposal as having no impact.

The Council weighed those concerns against the more specific engineering and project evidence in the record. The City Engineer testified that updated 2025 data showed approximately 280 existing daily vehicle trips on Montgomery Place and that the project was expected to add approximately 180 daily trips, plus delivery and service traffic, with total volumes still expected to remain below approximately 500 daily trips. He further testified that those volumes remain within the City's low-volume residential roadway expectations and that Montgomery Place is approximately 50 feet wide from curb to curb, compared with approximately 32 feet for a typical City residential street. The Applicant also identified a secondary emergency ingress/egress connection through the school property, a water-main loop to improve water and fire-suppression service, widened 16-foot driveways, nine on-site guest/ADA/loading parking spaces in addition to lot parking, and other access and infrastructure conditions incorporated into the approval.

In resolving the conflicting evidence, the Council determined that the opposition established real concerns and an increase in neighborhood traffic, but did not establish that those impacts rise to the level of incompatibility with public health, safety, or welfare. The Council gave greater weight to the City's updated traffic data, roadway-width and capacity evidence, the continued detached single-family nature of the use, and the mitigation provided by the emergency-access, parking, water, and other conditions. The Council also recognized that the existing neighborhood contains larger lots and will experience a perceptible change, but found that difference in intensity, standing alone, does not make the proposed single-family use incompatible with nearby residential land uses. Accordingly, this criterion is met.

C4. Whether the proposed use will comply with the goals and policies found within the comprehensive plan.

The Council finds that the proposed use, considered as a whole, complies with the goals and policies of the adopted Comprehensive Plan relevant to this application.

The Council recognized that the Comprehensive Plan contains competing directions that must be weighed rather than treated as uniformly supportive of either outcome. In favor of the proposal, the Council considered the Low-Density Residential Future Land Use designation; policies supporting a variety of housing types, compatible infill, clustering of residential units, efficient use of existing services, and private or community open space; and the Milltown North focus-area direction encouraging creative methods to enhance neighborhood areas and spur reinvestment. The Council also considered the Applicant's testimony that the project was intended to provide smaller and more attainable ownership opportunities near schools and other community services.

The Council weighed that evidence against testimony and deliberation concerning preservation of the existing neighborhood. Council members specifically discussed the Milltown North direction to preserve the character of existing neighborhoods and Goal 3 concerning Post Falls' small-town scale, charm, and aesthetic beauty. Opponents and some Council members viewed the proposed density, the concentration of additional homes at the end of Montgomery Place, and the resulting traffic as inconsistent with that neighborhood-scale objective. The Council also considered the argument that a higher-intensity residential form would be more appropriate with direct access to a higher-classification roadway.

The Council did not rely on the Applicant's references to the Arc development as proof that

McKinley Meadows would remain owner-occupied or permanently affordable. During deliberations, the Council noted that the record did not establish comparable resale, rental, or affordability restrictions for this project. The Council therefore gave weight to the proposal as providing a different housing type and additional ownership opportunity, but not as a guaranteed long-term affordable-housing program.

The Council also clarified the density evidence before voting. The proposed density of approximately 6.72 dwelling units per acre is approximately four percent above the base R-1 density through the PUD, but remains below the Comprehensive Plan's Low-Density Residential ceiling of eight dwelling units per acre. The Council therefore did not treat the proposal as meeting the base R-1 density; rather, it found that the requested PUD density remains within the broader Low-Density Residential range contemplated by the Comprehensive Plan.

After weighing the neighborhood-character and roadway-location concerns against the more specific Future Land Use designation and the plan's housing-diversity, infill, clustering, service-efficiency, and open-space policies, the Council concluded that the competing concerns did not outweigh the Comprehensive Plan provisions supporting the proposal under the currently adopted plan. The Council recognized that not every goal or policy points in the same direction, but found that the proposal's detached single-family character, low-density Comprehensive Plan designation, infill location, shared open space, and conditioned infrastructure improvements provide sufficient consistency with the plan as a whole. Accordingly, this criterion is met.

D. CONCLUSION

SUP-26-3/APL-26-2: Based on the evidence in the record placed before the City Council, the testimony received at the properly noticed public hearing, and with the imposition of the conditions below, it is the conclusion of the City Council that the requested Special Use Permit, meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approved subject to the Applicant complying with the following conditions:

CONDITIONS OF APPROVAL:

1. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
2. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.
3. The proposed subdivision must be completed in a single phase.
4. The following design deviations and conditions are approved as part of this PUD application:
 - a. Cottage Home Yard (PFMC 18.24.032(C)(3)(b)(3)): Reduce minimum open space dimension on Lot 7, Block 2 from 15 ft to 12 ft.
 - b. Front-Loaded Cottage Homes (PFMC 18.24.032(D)(2)(a)): Allow 100% front-loaded homes instead of maximum 50%.
 - c. Open Space Frontage (PFMC 18.24.032(D)(2)(d)): Allow required open space to not front a street (0% instead of 20%) and instead function as a buffer adjacent to school property.
 - d. Density (PFMC 18.20.040 / R-1): Allow 18 lots (6.72 units/acre), approximately 4% above base density, within requested 10% PUD density increase.
 - e. Setback – Lot 7, Block 2 (PFMC 18.20.040): Reduce rear yard setback to 9 ft (northwest corner of lot) to accommodate design and pedestrian access easement.
5. A Construction Improvement Agreement shall be prepared and executed prior to

- commencement of construction for the subdivision.
6. The Developer shall secure an easement from the Post Falls School District, to the City of Post Falls; for the construction, operation, maintenance and access to the proposed water main and including emergency site access for emergency services.
7. Submitted Preliminary Plans were reviewed from a conceptual basis only and reflect the general ability to provide service. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.
8. Except where an exception is granted, all streetlights, roadways and City owned utilities shall be designed and constructed in accordance with City standards.
9. The Developer shall provide an all-weather surface to allow City of Post Falls access to the sewer manholes located in proposed Tract "B".
10. Final landscaping plans for the street trees will be submitted for review and approval as part of the construction plans. Street trees shall be planted by the developer in the spring and fall following construction of homes. The Urban Forester shall be notified prior to planting.
11. The Homeowners Association (HOA) for the project shall be required to maintain the common open space tracts, landscaping, amenities and the private roadway. Mechanisms shall be provided within the CC&R's of the HOA to include funding for capital repair/replacement of the private roadway, landscaping, and amenities in the future.
12. A 6-foot fence shall be constructed along the BNSF rights-of-way with the first phase and prior to final plat.
13. Tract "A" shall be modified to show and allow for a future access to the railroad rights of way.
14. All cottage home driveways must be constructed with a minimum width of sixteen (16) feet on each lot, subject to final engineering and zoning review.

Date

Mayor

Attest

NOTICE OF RIGHTS:

Any affected person aggrieved by a final decision of the Planning and Zoning Commission may submit a written notice of appeal along with the required fees in accordance with the City's adopted fee schedule, to the City Clerk for appeal to the Post Falls City Council within fourteen (14) days of the date of the written decision, pursuant to Post Falls City Code 18.20.60.E

The final decision of the Planning and Zoning Commission is not a final decision for purposes of judicial review until the City Council has issued a final decision on appeal and the party seeking judicial review has requested reconsideration of that final decision as provided by Idaho Code 67-6535(2)(b), pursuant to Post Falls City Code 18.20.60.E.

Any applicant or affected person seeking judicial review of compliance with the provisions of Idaho Code Section 67-6535 must first seek reconsideration of the final decision within fourteen (14) days of such decision. Such written request must identify specific deficiencies in the decision for which reconsideration is sought.

The Applicant has the right to request a regulatory taking analysis pursuant to Idaho Code Section 67-8003. Any affected person aggrieved by a final decision concerning matters identified in Idaho Code Section 67-6521(1)(a) may, within twenty-eight (28) days after all remedies have been exhausted under local ordinances, seek judicial review under the procedures provided by Chapter 52, Title 67, Idaho Code.

CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 9/15/2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jonathon Manley, Planning Manager

SUBJECT: Hargrave Hathaway Annexation Ordinance (ANNX-22-8)

ITEM AND RECOMMENDED ACTION:

This item is the annexation ordinance for the Hargrave Hathaway Annexation, which was approved by the city council following a public hearing on October 4, 2022. Staff requests that the city council review and approve the corresponding ordinance. No presentation is planned on this item.

DISCUSSION:

On October 4, 2022, the City Council held a public hearing to consider a request to annex approximately 9.63 acres, plus rights of way, into the City of Post Falls. The property is located northeast of the intersection of Clark Fork Parkway and Poleline Avenue. Following the public hearing, the City Council found that the requested Residential Mixed (RM) zoning did not meet all required criteria for assignment of initial zoning and denied the requested RM zoning. The City Council further found that Single-Family Residential (R-1) zoning met the applicable criteria and approved R-1 zoning for the property upon successful annexation.

The City Council directed staff to prepare a final written Reasoned Decision approving the annexation and initial R-1 zoning, which was approved on November 15, 2022. On November 7, 2023, the City Council approved the Development and Annexation Agreement.

The attached ordinance is the legal instrument that, upon adoption and recording, annexes the property into the City of Post Falls.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

October 4, 2022 - Public Hearing
November 15, 2022 - Approved Reasoned Decision
November 7, 2023 - Approved Development and Annexation Agreement

APPROVED OR DIRECTION GIVEN:

As noted above, the city council approved the requested annexation.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

NA

BUDGET CODE:

NA

ATTACHMENTS:

1. 2026.7.7 HargraveHathawayAnnexation Ordinance2
2. Signed Reasoned Decision

3. Annexation Agreement Signed-Recorded Updated Sticker_Hargrave-Hathaway (1)

ORDINANCE NO. _____

ANNEXATION & ZONE CLASSIFICATION OF PROPERTY

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO ANNEXING PROPERTIES CONSISTING OF APPROXIMATELY 9.63 ACRES LOCATED AT 1349 AND 1421 WEST POLELINE AVENUE; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF:

WHEREAS, the owners of the real properties described in Section 1 of this ordinance requested that the City Council of the City of Post Falls annex the properties.

WHEREAS, public hearings were held before both the Planning and Zoning Commission on July 25, 2022, and the City Council on October 4, 2022, in accordance with law and a Reasoned Decision was reached; and

WHEREAS, the City Council has determined that the real properties adjoin the city limits, and that Single-Family Residential (R-1) zoning is suitable and compatible with surrounding land uses and the provisions of the Post Falls Comprehensive Plan, that the land uses would fit in with the general development of the City and would be in the best interest of the City of Post Falls to annex the properties.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POST FALLS, IDAHO, AS FOLLOWS:

SECTION 1: That the properties legally described in Exhibit A, which are adjacent and contiguous to the City of Post Falls, are hereby annexed into the City of Post Falls.

SECTION 2: That the lands described in Exhibit A to this Ordinance are hereby zoned Single-Family Residential (R-1). Further, the Official Zoning Map of the City of Post Falls will be modified to include the annexed properties within the City and to reflect the assigned zoning district.

SECTION 3: That this Ordinance takes effect upon its passage and publication according to law.

Enacted as an ordinance of the City of Post Falls, Idaho, at a meeting of the City Council held on the _____ day of _____, 2026.

CITY OF POST FALLS

BY: _____
Randy Westlund, MAYOR

ATTEST

BY: _____
Rhiannon O'Neill, DEPUTY CITY CLERK

SUMMARY OF POST FALLS ORDINANCE NO. _____

The City of Post Falls, Kootenai County, Idaho hereby gives notice of the adoption of Post Falls Ordinance No. _____, annexing approximately 9.63 acres and zoning the property Single-Family Residential (R-1). The properties are located at 1349 and 1421 West Poleline Avenue, Post Falls Idaho, and are legally described as:

Lot 2, Block 1 MICA ACRES, according to the plat recorded in the office of the County Recorder in Book "F" of Plats at Page 60, records of Kootenai County, Idaho.

And

Lot 1, Block 1 MICA ACRES, according to the plat recorded in the office of the County Recorder in Book "F" of Plats at Page 60, records of Kootenai County, Idaho.

The ordinance is effective upon publication of this summary. The full text of Ordinance No. _____ is available at Post Falls City Hall, 408 North Spokane Street, Post Falls, ID 83854 in the office of the city clerk.

Shannon Howard, City Clerk

Publish once in the City's official newspaper.

STATEMENT OF LEGAL ADVISOR

I, Field K. Herrington, am legal advisor for the City of Post Falls, Idaho. I have examined the attached summary of Post Falls Ordinance No. _____, annexing real property and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the contents thereof.

DATED this day of ,

Field K. Herrington, City Attorney

EXHIBIT A

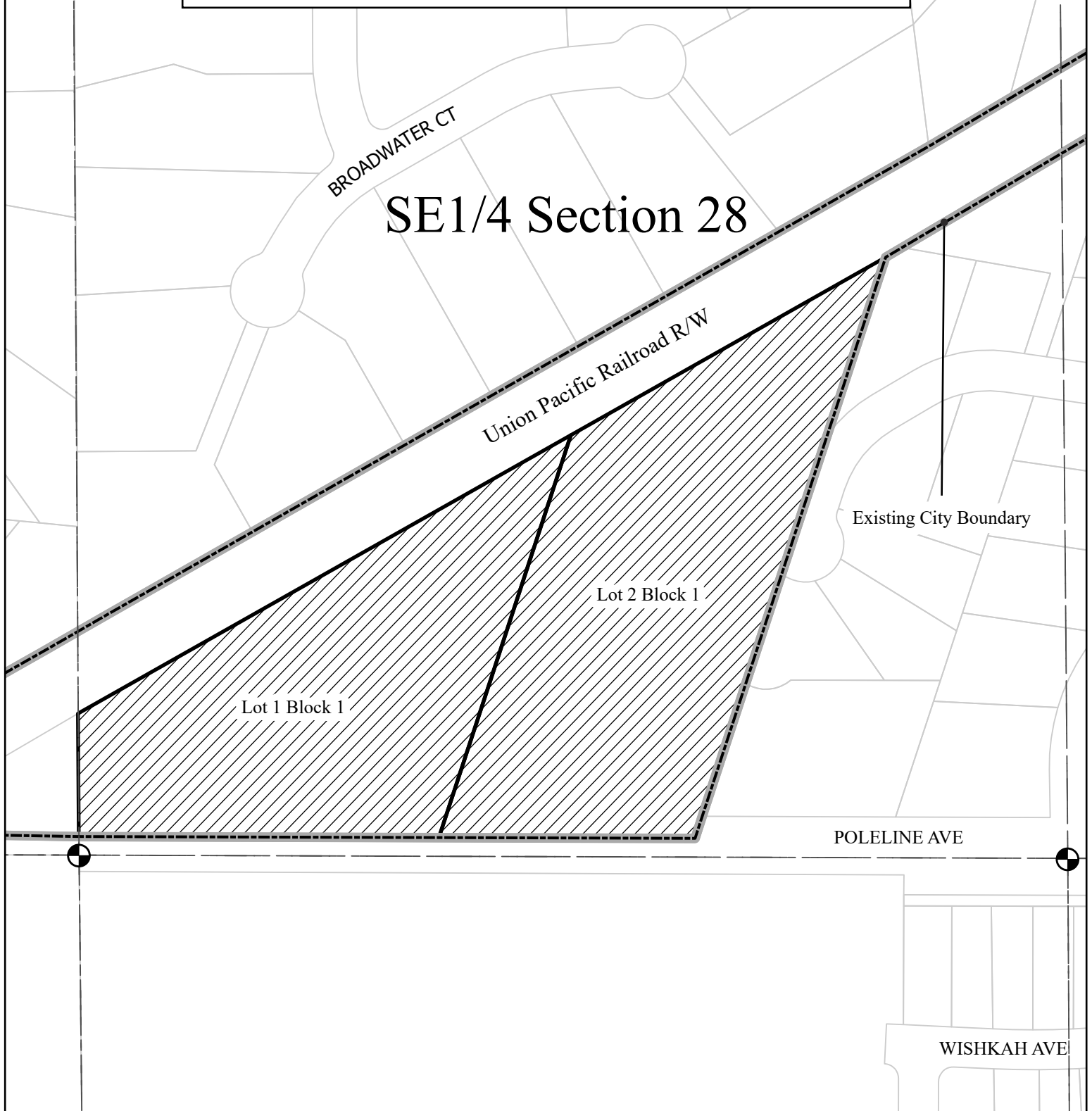
LEGAL DESCRIPTION FOR 1349 W POLELINE AVE

Lot 2, Block 1, MICA ACRES, according to the plat recorded in the office of the County Recorder in Book "F" of Plats at Page 60, records of Kootenai County, Idaho.

LEGAL DESCRIPTION FOR 1421 W POLELINE AVE

Lot 1, Block 1, MICA ACRES, according to the plat thereof filed in Book F of Plats at page(s) 60, records of Kootenai County, Idaho.

Annexation Exhibit
Hargrave Hathaway Annexation ANNX-22-8
Lots 1 & 2 Block 1, Mica Acres Book F Page 60 of Plats
Lying within the SE1/4 of Section 28 TWP. 51 N., RNG 5 W.



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Feet

Hargrave-Hathaway Annexation
File No. ANNX-22-8
City Council
Reasoned Decision

A. INTRODUCTION:

APPLICANT: Kimberly and Brett Hargrave

LOCATION: Generally located northeast of the intersection of Clark Fork Parkway, north of Poleline Ave. and about .4 miles west of Chase Rd.

REQUEST: Zoning recommendation of Residential Mixed (RM) on approximately 9.63 acres, which requires a Development Agreement. As depicted in A-2.

B. RECORD CREATED:

1. A-1 Application
2. A-2 Narrative
3. A-3 Legal and Exhibit Map
4. A-4 Hargrave Auth Letter
5. A-5 Hathaway Auth Letter
6. A-6 Title Report
7. A-7 Open Space Narrative and Map
8. S-1 Vicinity Map
9. S-2 Zoning Map
10. S-3 Future Land Use Map
11. S-4 Draft Annexation Development Agreement
12. PA-1 PFPD Comments
13. PA-2 PFSD Comments
14. PA-3 KCFR Comments
15. PA-4 DEQ Comments
16. PC-1 Collett Comments
17. PC-2 Mort Comments
18. PC-3 Widman Comments
19. PC-4 O'Neil Comments
20. PC-5 JC O'Neil Comments
21. PC-6 D Collett Comments
22. PC-7 Armbruster Comments
23. PC-8 Williams Comments
24. PC-9 Alvarado Comments
25. PC-10 Schlenker Comments
26. PC-11 Reynolds Comments
27. PC-12 Johnson Comments
28. S-5 PZ Staff Report
29. S-6 Signed Development Agreement
30. S-7 Signed Minutes 7-25-2022
31. S-8 Signed Zoning Recommendation
32. PA-5 DEQ Comments
33. PA-6 YPL Comments
34. PA-7 PFHD Comments

35. PC-13 Forman Comments
36. PC-14 Bumgarner Comments
37. PC-15 Mitchell Comments
38. PC-16 Williams Comments
39. PC-17 Doman Comments
40. PC-18 Reynolds Comments
41. PC-19 Widman Comments
42. PC-20 Bockmann Comments
43. PC-21 Robinson Comments
44. PC-22 Alvarado Comments
45. Testimony at the October 4, 2022, City Council hearing including:

Jon Manley, Planning Manager

Mr. Manley presented the staff report. He testified that the applicant is seeking annexation of approximately 9.63 acres with initial zoning of Residential Mixed (RM). He noted that the applicant is seeking to develop a townhome community with approximately 77 townhomes and approx. 31,000 square feet of supportive commercial uses. He noted that the property is located west of Chase Road and north of Poleline Avenue. The Montrose development is to the south and the Black Stallion subdivision is to the west. He noted that the current use of the property is large residential lots with no significant topology or vegetation and the only natural characteristic or feature is that it is on the Rathdrum Prairie Aquifer.

Mr. Manley testified that the RM has a 35-foot maximum height for duplexes, twin-homes, and single-family with all other structures having a 45-foot maximum. He indicated that this was because the RM zone allows for up to 20% multi-family and 10% Commercial so that 45 feet is allowed to accommodate those uses. He noted that the RM zone does require 7% of the total site to designated as open space and indicated that the applicant has submitted an open space plan with their application. He also noted that multi-family uses cannot exceed 20% and neighborhood commercial or office uses cannot exceed 10% in the RM zone. He noted that the applicant is not seeking any multi-family uses, as townhouses are considered a single family use, and is proposing using 7.4% of the site for commercial uses.

Mr. Manley testified that the Future Land Use Map designates the area as Low Density Residential. He noted that this designation encompasses all types of single-family residential uses up to eight dwelling units per acre. He explained that 77 townhomes on 9.63 acres comes out to about 7.9 units per acre consistent with the Low Density Residential designation. Further, the RM zone is listed as an implementing zone for the Low Density Residential designation. The property is also contained within the Central Prairie Focus Area, which supports provisions for a variety of housing types and densities and allows for commercial uses along arterial and collector streets where traffic volume exceeds 4,000 trips per day. He noted that Poleline Avenue and Chase Road are minor arterials and traffic volumes on these streets are expected to be in the 3,000 trips per day range by 2035 with trips on Poleline Avenue being in the 1,700 trips per day range in 2025.

Mr. Manley testified that the Montrose development to the south is a single family residential development, as is the Black Stallion development to the east. North across the railroad corridor is another single family residential development with larger lots. He also noted that the property is not located near the higher intensity urban corridors along Seltice Way, Spokane Street, and Highway 41. He noted that water will be provided by the East Greenacres Irrigation District and the city of Post Falls will provide wastewater services.

Rob Palus, Assistant City Engineer

Mr. Palus testified that Clark Fork Parkway is classified as a Minor Collector roadway, which typically accommodate 2,000 to 5,000 trips a day. He noted that Clark Fork Roadway is currently operating at about 20% of its capacity and by 2035, it is anticipated to still be below 30% of capacity as noted

in the Staff Report. Mr. Paulus testified that the bridge over the rail corridor is anticipated to be in place by 2035 and it is listed in the City's capital improvement plan for impact fees.

Kimberly Hargrave, Applicant

Ms. Hargrave testified that she is one of the applicant's and that she has lived in the area since the 1980's and she and her husband have raised their family here. She noted that they are invested in the community. She noted that the design of the project is partly driven by the irregular shape of the property, the need to extend Miss Hanna Street and to accommodate the future bridge over the rail corridor.

Bret Hargrave, Applicant

Mr. Hargrave testified that they have owned the property since 2009 and raised their family on the property. He noted that they have become concerned about the affordability of housing for people who live and work here rather than people moving into the area. He noted that this property allows them the opportunity to provide townhouses, which are single family homes, for home ownership. They are aiming for a price point that is affordable but there is not a restriction to limit who can purchase the property. He testified that the commercial is intended as a neighborhood commercial where people can walk to local services and get to know their neighbors.

Will Hathaway, Applicant

Mr. Hathaway testified that he and his wife are co-applicants on this proposal. He noted that they have seen the area grow up around them. He noted that some are concerned about privacy. This issue has been raised by some living on the north side of the rail corridor who are more than 120 feet away. He has also heard concerns about property values. He noted that he has reviewed the MLS to look at property values for homes near other townhouses and an apartment project. He noted that those homes have had their property values increase over the past few years just like other single family residential uses.

Kenny Johnson

Mr. Johnson testified that he has lived in Post Falls for 57 years and is a former builder and lives in Black Stallion Ranch. He noted that over the past couple of years he has noted construction all over town and is concerned about the number of apartments and he is opposed to this annexation because it doesn't fit in with the other homes and the amount of traffic in Post Falls is not good.

Willi Spiclea

Mr. Spiclea testified that he is concerned that 77 homes will create too much traffic on Poleline and Grange. He noted that he is concerned he may have to look at the back of the units across the rail corridor and considers that visual pollution. He also thinks that parking will be a problem because people usually have 2 cars creating the potential for overflow. He believes single family homes would be a better fit. Townhomes would fit better out by Cabela's where the "ugly apartments" are being built.

Lynn Collett

Ms. Collett testified that she has lived in Post Falls for 6 years. She noted that she is concerned that it will create traffic in Black Stallion Ranch. She noted that the property values of all the existing developments will suffer if affordable housing of this type is constructed. She questioned whether it would be safe to live in the area with the Yellowstone Pipeline running across the property frontage. She testified that the R-1 zone is a better fit.

Garv Alvarado

Mr. Alvarado questioned what the developer means by "affordable housing". He testified that the applicant's stated goal to give affordable housing back to the community is a platitude. He noted that he couldn't afford his home today and that growth is inevitable. He noted that development must be sensible and aesthetically pleasing to the surrounding uses. He questioned why high-density homes would be put in the middle of a single family area. Mr. Alvarado showed a video of traffic and parking on Clark Fork Road at the time parents are picking up their children when school gets out.

Cinda Widman

Ms. Widman testified that home on an acre to a half-acre lots would make them happy. She testified that eventually people who live in affordable housing start trashing things creating an eyesore. This would fit better along Mullan Avenue not here.

Samantha Steigleder

Ms. Steigleder testified that she thinks the annexation is reasonable. She testified that she does not believe that RM zoning fits this area because commercial and multi-family residential should be focused along Prairie Avenue not Poleline and it doesn't fit the surrounding area. She noted that this is multi-family even if its not high density. She testified that the applicant is not bringing much to the community and is not providing a park. She testified that she thinks R-2 would be a better fit and she doesn't believe the applicant meets any of the policies in the Comprehensive Plan.

Doug Williams

Mr. Williams testified that he is opposed to the application. He does not believe the concentration of housing is justified and does not meet state or local planning guides. He does not believe this plan is safe because of traffic concerns. He does not believe this is consistent with the surrounding housing. He does not believe that 8 units per acre is low density. He testified that "exclusivity" best describes low density housing where there is privacy with like-minded people.

Ava Doman

Ms. Doman testified there are over 15,000 parcels in Post Falls almost 1,500 are bare land. She questioned if the annexation is needed. She testified that she doesn't think that the commercial area is sustainable because they need a 1,000 people a day to work. She doesn't believe the area is walkable so no one will come to the commercial area. She testified that this doesn't fit the area because the surrounding area is R-1.

Kevin O'Neill

Mr. O'Neil testified that the requested RM zone does not meet the City's Comprehensive Plan. This area has been designated as low density housing on the Future Land Use Map and 77 units and commercial isn't low density. The neighborhoods in this area are some of the most sought-after neighborhoods in the city. He believes there are better areas around town for low income housing in the city. He doesn't believe this provides small town charm.

Jean O'Neill

Ms. O'Neill testified that she is concerned about traffic. She is worried that if traffic projections were done in 2014, they are likely not valid given the growth that has occurred and there is a lot of traffic in the area already. She is also concerned about privacy. She noted that she lives across the rail corridor from this property and is concerned that residents from the townhouses might be able to look into her back yard.

Tyler Mort

Mr. Mort testified that if R-1 was being requested, the neighbors would be more supportive. He believes that 77 townhomes are scary to people. He questioned how affordable this project would really be given economic considerations and if they are affordable, then investors will want to buy them and turn them into rentals. He noted that the knuckle at Miss Hana looks like it is set up to transition to larger lots.

Rebuttal

Bret Hargrave, Applicant

Mr. Hargrave testified that the comp plan allows up to 8 units/acre and this project is consistent with that guidance. He noted that the RM is designed for low density areas to provide services for those areas and are not intended for large box commercial uses. The intended uses probably have a building square footage of 4,000 sq feet that will drive pedestrian, rather than vehicular, traffic. Townhomes are a single family use. Regarding traffic, he noted that traffic can be very subjective, based on what your used to, but he noted that even with the anticipated buildout in the area, Poleline Avenue would only be at 30% of its capacity in 2035. Concerning the Yellowstone Pipeline, he noted that there is a significant easement that prevents development within the easement and they will not be building anything within the easement area. He noted that their intent is to provide something more for the community than the million dollar homes that are being built around them.

C. EVALUATION OF APPROVAL CRITERIA FOR INITIAL ZONING:

C1. Amendments to the zoning map should be in accordance with the Future Land Use Map.

The applicant has requested initial zoning of Residential Mixed (RM) on approximately 9.63 acres upon the annexation into the city of Post Falls. The City Council finds that the Future Land Use Map designates this area as Low Density Residential within the Central Prairie Focus Area. The Comprehensive Plan notes that Low Density Residential areas should have a maximum density of 8 units per acre. The Council finds that the applicant's request for RM, that would accommodate a townhome development, meets this criterion based on the staff report and the testimony of Jon Manley and the applicants. However, the Comprehensive Plan also notes that commercial uses should be focused along collector and arterial roads with traffic volumes of 4,000 trips per day. Based on the Staff Report and the testimony of Rob Paulus, the Council finds that even in 2035, with a projected city population exceed 90,000 residents, Poleline Avenue will not have that level of traffic. As such, the City Council finds that the requested RM zone is not consistent with the Future Land Use Map and as such, the request for RM zoning cannot be approved. .

However, the City Council finds that R-1 zoning would be consistent with the Future Land Use Map. As noted, above, the Future Land Use Map designates this area as Low Density Residential within the Central Prairie Focus Area. The Comprehensive Plan notes that Low Density Residential areas should have a maximum density of 8 units per acre. R-1 zoning is consistent with the projected density of the Low Density Residential designation and does not allow the commercial uses that do not meet the Future Land Use Map.

C2. Amendments to the zoning map should be in accordance with the goals and policies found in the Post Falls Comprehensive Plan.

Based on the testimony provided and the staff report, the Council finds that the R-1 zone is consistent with the following goals and policies contained in the Comprehensive Plan:

Goals:

Goal 3: Maintain and Improve Post Falls' small-town scale, charm, and aesthetic beauty.

The Council finds that the R-1 zone would help preserve the existing small town scale consistent with the scale of the surrounding area.

Goal 6: Maintain and improve Post Falls' transportation network, on pace and in concert with need and plan objectives.

The City Council finds that development in the R-1 zone would help to improve the Post Fall's transportation network but completing road and pedestrian facilities with development. All cities require functional, resilient transportation networks providing for the flow of people and materials. This project will provide improvements to the existing fabric and criteria that provide a full-featured street network for Post Falls, improving the efficiency, function and value of the City.

Goal 7: Plan for and establish types and quantities of land uses in Post Falls supporting community needs and the City's long-term sustainability.

The Council finds that the R-1 zone would help provide additional needed housing for the community with helps to support the City's long-term sustainability.

- C3. Zoning is assigned following consideration of such items as street classification, traffic patterns, existing development, future land uses, community plans, and geographic or natural features.**

Streets/Traffic:

The City Council finds that the proposed annexation area is adjacent to the minor arterial of Poleline Avenue, which provides connection to other higher capacity roadways of Chase Rd. (to the east) and Clark Fork Parkway (to the south). Long range master planning anticipates the extension of Poleline Ave. westerly to McGuire Rd. and the extension of Clark Fork Parkway to Seltice Way (1 mile to the south).

Minor Arterials are designed to accommodate traffic volumes of 6,000 - 15,000 vehicles per day. Poleline Avenue is estimated to have 2025 volumes of 1,700 vehicles per day and 2035 volumes of 3,000 vehicles per day. Based on the testimony of Rob Paulus, the Council finds that the street network has capacity to accommodate development at the R-1 level.

Compatibility with Existing Development and Future Uses:

As noted above, the City Council has found that the R-1 zone is consistent with the Future Land Use Map, which addresses potential compatibility with future land uses. The City Council also finds that the R-1 zone will be consistent with existing uses in the area. The bulk of the uses in the area are lower density single family uses, which is what the R-1 zone allows. As such, the Council finds that the R-1 zone is consistent with existing development in the area.

Geographic/Natural Features:

Based on the Staff Report and the testimony of Jon Manley, the City Council finds that the site does not contain any geographic or natural features that would adversely affect development of the site.

- C4. Commercial and high-density residential zoning is typically assigned along streets with a higher road classification.**

The Council finds that this criterion inapplicable because neither of the zoning districts in question are for commercial or higher density residential development.

- C5. Limited or neighborhood commercial and lower density residential zoning is typically assigned for properties as they proceed farther away from the higher intensity urban activity.

Based on the testimony of Jon Manley and the Staff Report, the Council finds that this area is located away from Spokane Street, and the Seltice and Highway 41 corridors, where the higher intensity urban activities are located. There was not testimony or other evidence to the contrary. Therefore, the Council finds this criterion satisfied by the R-1 zoning.

- C6. Industrial zoning is typically assigned for properties with sufficient access to major transportation routes and may be situated away from residential zoning.

The Council finds this criterion inapplicable as the request is not for industrial and there are no industrial uses or industrial zoned properties within the area.

D. CONCLUSIONS AND DECISION OF THE CITY COUNCIL:

ANNX-22-8, INITIAL ZONING: Based on the record developed through the public hearing process, the City Council finds that the requested RM zone does not meet all the required criteria to assign initial zoning and hereby **denies** the requested RM zone upon annexation. The City Council further finds that R-1 zoning meets all the criteria to assign initial zoning upon annexation. As such the City Council hereby **approves** R-1 zoning for the subject property upon successful annexation of the property.

11/15/22
Date


Mayor


Attest

NOTICE OF RIGHTS:

Any affected person aggrieved by a final decision of the Planning and Zoning Commission may submit a written notice of appeal along with the required fees in accordance with the City's adopted fee schedule, to the City Clerk for appeal to the Post Falls City Council within fourteen (14) days of the date of the written decision, pursuant to Post Falls City Code 18.20.60.E

The final decision of the Planning and Zoning Commission is not a final decision for purposes of judicial review until the City Council has issued a final decision on appeal and the party seeking judicial review has requested reconsideration of that final decision as provided by Idaho Code 67-6535(2)(b), pursuant to Post Falls City Code 18.20.60.E.

Any applicant or affected person seeking judicial review of compliance with the provisions of Idaho Code Section 67-6535 must first seek reconsideration of the final decision within fourteen (14) days of such decision. Such written request must identify specific deficiencies in the decision for which reconsideration is sought.

The applicant has the right to request a regulatory taking analysis pursuant to Idaho Code Section 67-8003. Any affected person aggrieved by a final decision concerning

matters identified in Idaho Code Section 67-6521(1)(a) may, within twenty-eight (28) days after all remedies have been exhausted under local ordinances, seek judicial review under the procedures provided by Chapter 52, Title 67, Idaho Code.

DEVELOPMENT AND ANNEXATION AGREEMENT

Hargrave-Hathaway Annexation (File No. ANNX-22-8)

THIS AGREEMENT is made this 7th day of Nov, 2023 by and between the **City of Post Falls**, a municipal corporation organized and existing pursuant to the laws of the State of Idaho, with its principal place of business at 408 N. Spokane Street, Post Falls, ID, and William C. Hathaway and Ute E. Hathaway, husband and wife; Brett E. Hargrave and Kimberly J. Hargrave, husband and wife, with their principal place of residence at 1421 W. Poleline Ave., Post Falls, ID 83854 and 57 Twin Oaks Lane, Toole, UT 84074.

WHEREAS, **William C. Hathaway and Ute E. Hathaway, husband and wife; Brett E. Hargrave and Kimberly J. Hargrave, husband and wife**, (hereinafter the "Owner") owns a tract of land (hereinafter the "Property") adjacent to the city limits of the City of Post Falls (hereinafter the "City"), which the Owner wishes to annex and develop within the City; and

WHEREAS, the legal description and depiction of the Property is attached hereto as Exhibit "A"; and

WHEREAS, the Mayor and City Council of the City have determined it to be in the best interests of the City to annex the Property with the zoning designation of Single-Family Residential (R1) subject to the Owner performing the covenants and conditions in this Agreement.

NOW THEREFORE, IN CONSIDERATION of the covenants and conditions set forth herein, the parties agree as follows:

ARTICLE I: PURPOSE AND DESCRIPTION OF PROPERTY

- 1.1. Purpose: Owner enters into this Agreement in order to obtain annexation of the Property while the City seeks to obtain partial mitigation of the impacts of annexation of the Property on the City. Owner acknowledges that City has no duty to annex the Property and that the promises of Owner contained in this Agreement are an inducement for City to do so. The term "Owner" includes any successor in interest in the Property.
- 1.2. Description of the Property: The Property is generally located along the north side of Bogie Drive, centrally located between N. Greensferry Road and N. Cecil Road and is more particularly described in Exhibit "A".

ARTICLE II: STANDARDS

- 2.1. Construct to City Standards: Owner agrees that all improvements required by this Agreement or by City codes will be built to City standards or to the standards of any public agency providing service to the Property. Owner agrees to adhere to all City

policies and procedures; including, but not limited to sanitary sewer improvements, water lines, fire hydrants, parks, flood works, storm water management, curbs, sidewalks, street trees, streetlights, pedestrian/bicycle facilities and roads. Such policies include extending utility lines in a manner acceptable to the City to make service available to adjoining lands and limitations on gaining site access from arterial and collector roadways (including the KMPO Critical Access Corridor Policy).

- 2.2. Applicable Standards: Owner agrees that all laws, standards, policies, and procedures regarding public improvement construction that the Owner is required to comply with or otherwise meet pursuant to this Agreement or City codes are those in effect when construction is commenced. If Owner fails to comply with applicable laws while constructing improvements, public or otherwise, on the Property, the Owner consents to the City withholding further development approvals for the Property including, but not limited to, building permits, certificates of occupancy, site plan approval, and subdivision approval until such compliance is attained. Owner waives, on behalf of itself and its successors in interest, all claims against the City relating to the City withholding development approval as authorized by this Section.
- 2.3. Inspection and Testing: Owner agrees that it will retain the services of a civil engineer, licensed by the State of Idaho, to perform construction inspection and testing during the construction of all public improvements on the Property. Owner agrees to provide copies of all field inspection reports and test results to the City Engineer accompanied by a certification that the improvements have been installed in compliance with applicable City requirements prior to requesting that the City accept the public improvements for ownership and maintenance. The inspection, testing and certification reports must be provided at no cost to the City. Owner agrees that a representative of the City must be present at the pressure testing of water mains and sanitary sewer mains. Owner agrees to provide the City with at least twenty-four (24) hours-notice before such testing.
- 2.4. As-Built Drawings: Owner agrees to provide accurate “as-built” drawings of public improvements to the City within thirty (30) days of the date of substantial completion of construction of any public improvement on the Property. If as-builts are not provided as required by this Agreement, the Owner agrees that the City may withhold further development approvals for the Property as provided in Section 2.2 and waives, on behalf of itself and its successors in interest, all claims against the City relating to the City withholding development approvals. The Owner understands and agrees that the City will not accept public improvements for maintenance or allow occupancy of constructed improvements on the Property until accurate “as-builts” are provided and until planned improvements have complied with the inspection requirements contained in Section 2.3 and have been accepted for public maintenance or approved for private use.

ARTICLE III. UTILITIES AND PUBLIC SERVICES

- 3.1. Water: Owner agrees to use a public water supply system for any development of the Property and to pay all required fees and charges including all connection and/or capitalization charges generally applicable at the time service is requested. If water service cannot be obtained from a public water supply system that has the legal authority to provide service to the Property, the Owner may seek to obtain water service from any

lawful source whether public or private beginning 90 days after the date that the Owner requested water service from each public water supply system that has legal authority to serve the Property. Upon public water service becoming available to the Property, Owner will disconnect from the temporary service and connect to the public water service.

- 3.1.1. Water Rights: Prior to commencement of development of the Property, Owner agrees to grant, in a form acceptable to the grantee, to the public water supply system agreeing to provide water service to the Property all water rights associated with the Property in order to assure that the public water supply system has adequate water rights to supply domestic water to the Property.
- 3.2. Wastewater Reclamation: The Owner agrees to use the Post Falls Sanitary Sewer system for all development of the Property and to be responsible for all required fees and charges including all connection and/or capitalization charges generally applicable at the time service is requested. Sanitary sewer service will be provided in accordance with rules and regulations of the City. The City does not warrant that sanitary sewer capacity will be available at the time Owner requests connection to the sanitary sewer system. If sanitary sewer capacity cannot be assured within 180 days of the date that service is requested by the Owner, the Owner is temporarily authorized to provide service by resorting to any lawful public or private alternative so long as legal requirements can be met. Upon the availability of treatment capacity, the owner shall disconnect from the temporary service and connect to and divert flows to the public system. Any proposed alternative must not frustrate the progression and continuity of the City's wastewater collection system.
- 3.2.1. Connection of Existing Structure to Sanitary Sewer Infrastructure: Any existing structures located on the Property at the time of this Agreement that are serviced by a septic system must be connected to the Post Falls Sanitary Sewer system or removed from the Property at the time of any development on the Property and the existing septic system abandoned in compliance with all legal requirements. Owner is solely responsible for the costs of connecting to the sanitary sewer and abandoning the septic system.
- 3.3. Maintenance of Private Sanitary Sewer and Water Lines: The Owner acknowledges that the City is not responsible for maintenance of any private sanitary sewer lines or water lines, including appurtenances, within the Property.
- 3.4. Size of Water and Sewer Mains: The Owner agrees on-site water and sewer mains will be adequately sized to provide service to the Property as determined by the entity providing water or sewer service to the Property. For water and sewer lines to be dedicated to the City, Owner agrees that the City will determine the appropriate main size based on adopted City master plans and may require the Owner to oversize the mains or to construct the mains with increased depth beyond the size/depth needed to serve the Property. If required to oversize water or sewer mains (including additional depth), the Owner may request reimbursement for oversizing costs during the subdivision or other development approval process.

- 3.5. Garbage Collection: The Owner agrees that upon the expiration of the term of any contract to provide garbage collection services to the Property, that the Owner will begin using the garbage collection service in effect with the City of Post Falls.

ARTICLE IV. PUBLIC PROPERTY DEDICATIONS

- 4.1. Rights of Way and Easements: As partial consideration for this Agreement, Owner agrees to dedicate the following grants of rights of way and easements to the City at the time of execution of this Agreement:
- 4.1.1. By grant of easement in a form acceptable to the City, Owner will grant a 10-foot wide easement along Poleline Avenue to include utilities, sidewalks, and storm drainage.
- 4.1.2. By grant of right-of-way in a form acceptable to the City, Owner will dedicate additional rights-of-way along Poleline Avenue for a total right of way width of 55 feet measured from the Section Line located in Poleline Ave.
- 4.2. No Impact Fee for Dedication: Owner agrees that it is not entitled to any credit towards the payment of the City's then currently adopted Impact Fees as a result of its dedication of street right way and easements. As such, Owner waives, on behalf of itself and its successors in interest, any and all claims it may have against the City for not granting an Impact Fee credit relating to the dedication of rights of way and easements as provided in this article. The parties agree that this agreement is entered into in good faith by both parties and is intended to comply with Idaho Code 67-8209(4).

ARTICLE V. CONSIDERATION/FEEES

- 5.1. Owner's Consideration: In addition to other consideration contained in this Agreement, Owner agrees to provide specific consideration to the City in the amounts and at the times specified in this Article. The sums specified are deemed by the parties to be reasonable in exchange for benefits provided by the City to the Owners' use and development of the Property, including, but not limited to, public safety, street services, police equipment, community, and traffic planning. The following consideration may be used in any manner that the City, in its sole discretion decides.
- 5.2. Annexation Fee: Prior to issuance of a permit for any development on the Property, the Owner, or their successors in interest, must pay the appropriate annexation fee in effect at the time of the issuance of the permit as adopted by the City Council by resolution.
- 5.3. No Extension of Credit: The parties, after careful consideration of the actual burdens on the City, have agreed to a specific timeline in which those burdens will occur. This Agreement anticipates specific payment at a specific date and is in no manner a loan of services or an extension of credit by the City.
- 5.4. Other Fees: Additionally, the Owner agrees to pay all required fees and charges including but not necessarily limited to water hook-up fee(s), water connection (capitalization) fee(s), sanitary sewer connection (capitalization) fee(s) and building permit fees and any

applicable impact fees that may be imposed. Fees referred to in this Section are established by City ordinance and/or resolution and arise independent of this Agreement.

- 5.5. City's Consideration: Upon the proper execution and recordation of this Agreement, the City will prepare for passage an annexation ordinance annexing the Property. The parties agree that until the date of publication of the annexation ordinance, no final annexation of Owners' property will occur.

ARTICLE VI. MISCELLANEOUS

- 6.1. Subdivision: The parties acknowledge that in the event the Owner desires to sell a portion of the Property rather than the Property as a whole, that a plat may be necessary. Owner agrees that in the event a plat is necessary, Owner will submit a proper subdivision plat and comply with the subdivision ordinance in effect at the time of the desired division.
- 6.2. De-annexation: Owner agrees that in the event the Owner fails to comply with the terms of this Agreement, defaults, or is otherwise in breach of this Agreement, the City may de-annex the Property and terminate utility services without objection from owners, assigns or successors in interest of such portions of the Property as the City in its sole discretion decides. Owner waives, on behalf of itself and any successors in interest, any claims it may have against the City for de-annexing the Property as allowed by this Section.
- 6.3. Owner to Hold City Harmless: The Owner further agrees it will indemnify, defend (in the City's sole option, and hold the City harmless from all causes of action, claims and damages that arise, may arise, or are alleged, because of the Owner's development, operation, maintenance, and use of the Property. Owner further agrees to pay City's legal costs, including reasonable attorney fees in the event this annexation is challenged in a court of law. Payment for City's legal costs will be remitted within thirty (30) days after receipt of invoice from the City for legal expenses.
- 6.4. Time is of the Essence: Time is of the essence in this Agreement.
- 6.5. Merger and Amendment: All promises and prior negotiations of the parties' merge into this Agreement and the representations, warranties, covenants, conditions, and agreements of the parties contained in the Agreement shall survive the acceptance of any deeds and/or easements. The parties agree that this Agreement may only be amended by a written instrument that is signed by both parties. The parties agree that this Agreement will not be amended by a change in law.
- 6.6. Effect on City Code: The parties agree that Agreement is not intended to replace any other requirement of City Code and that its execution does not constitute a waiver of requirements established by City ordinance or other applicable provisions of law.
- 6.7. Recordation: The Owner agrees this Agreement will be recorded by the City at the Owner's expense.

- 6.8. Section Headings: The section headings of this Agreement are for clarity in reading and not intended to limit or expand the contents of the sections to which they apply.
- 6.9. Incorporation of Recitals and Exhibits: The recitals to this Agreement and all exhibits referred to in this Agreement are incorporated herein by this reference and made a part of this Agreement.
- 6.10. Compliance with Applicable Laws: Owner agrees to comply with all applicable laws.
- 6.11. Withholding of Development Approvals for Violation of Agreement: Owner agrees, on behalf of itself and its successors in interest, that the City may withhold approval of subdivision, building permit, or any other development permit applications for any portion of the Property that does not comply with the requirements of this Agreement until such time as the development permit is amended to fully comply with the terms of this Agreement. Owner waives, on behalf of itself and its successors in interest, any and all claims Owner may have against the City relating to the City withholding development approvals and agrees to indemnify, defend at the City's sole option, and hold the City harmless from any and all claims from third parties relating to the City withholding development approvals as contemplated by this Section.
- 6.12. Covenants Run with the Land: The covenants contained herein to be performed by the Owner are binding upon the Owner and Owner's heirs, assigns and successors in interest, and shall be deemed to be covenants running with the land.
- 6.13. Promise of Cooperation: Should circumstances change, operational difficulties arise or misunderstandings develop, the parties agree to meet and confer at the request of either party to discuss the issue and proposed solutions. Further, each party agrees not to bring a claim, initiate other legal action, or suspend performance without meeting directly with the other party regarding the subject matter of the disagreement and if the parties cannot amicably resolve the disagreement, retain a mediator, acceptable to both parties, to mediate a solution to the disagreement.
- 6.14. Severability: Should any provision of this Agreement be declared invalid by a court of competent jurisdiction the remaining provisions continue in full force and effect and must be interpreted to effectuate the purposes of the entire Agreement to the greatest extent possible.
- 6.15. Enforcement - Attorney's Fees: Should either party require the services of legal counsel to enforce compliance with the terms of this Agreement, the prevailing party will be entitled to its reasonable attorney's fees and related costs of enforcement.
- 6.16. Choice of Law and Venue: The parties agree that this Agreement will be interpreted in accordance with laws of the State of Idaho. The parties further agree that any lawsuit brought to enforce the terms of this Agreement must be filed in the First Judicial District of the State of Idaho in Kootenai County, Idaho and may not thereafter be removed to any other state or federal court.

IN WITNESS WHEREOF, the City of Post Falls has caused this Agreement to be executed by its Mayor and City Clerk, and the Owner has executed this Agreement to be effective the day and year first above written.

[Signature Page Follows]

William C. Hathaway and Ute E. Hathaway

By: 
William C. Hathaway

By: 
Ute E. Hathaway

By: Brett E. Hargrave

ACKNOWLEDGEMENTS

On this ____ day of November, 2022, before me, a Notary for the State of Idaho, personally appeared **Ronald G. Jacobson and Shannon Howard** known, or identified to me to be the **Mayor and City Clerk**, respectively of the City of Post Falls, Kootenai County, Idaho, executing the herein instrument, and acknowledged to me that such City of Post Falls executed the same.

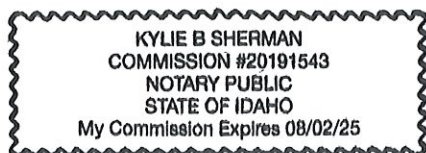
IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the date and year in this certificate first above written.

Notary Public for the State of Idaho
Residing at: _____
Commission Expires: _____

STATE OF IDAHO)
 :SS
County of Kootenai)

On this 25th day of October, 2023, before me, a Notary for the State of Idaho, personally appeared ***William C. Hathaway and Ute E. Hathaway, husband, and wife***, known, or identified to me to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



Kylie B. Sherman
Notary Public for the State of Idaho
Residing at: Post Falls, ID 83854
Commission Expires: 08/02/2025

STATE OF IDAHO)
 :SS
County of Kootenai)

On this ____ day of _____, 20____, before me, a Notary for the State of Idaho, personally appeared ***Brett E. Hargrave and Kimberly J. Hargrave, husband, and wife***, known, or identified to me to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

Notary Public for the State of Idaho
Residing at: _____
Commission Expires: _____

CITY OF POST FALLS

William C. Hathaway and Ute E. Hathaway

By: Ronald G. Jacobson, Mayor

By: _____
William C. Hathaway

Attest:

Shannon Howard, City Clerk

By: Ute E. Hathaway

Brett E. Hargrave and Kimberly J. Hargrave

By: 
Brett E. Hargrave

By: Kimberly J. Hargrave

ACKNOWLEDGEMENTS

STATE OF IDAHO)
 : ss
County of Kootenai)

On this ____ day of November, 2022, before me, a Notary for the State of Idaho, personally appeared **Ronald G. Jacobson and Shannon Howard** known, or identified to me to be the **Mayor and City Clerk**, respectively of the City of Post Falls, Kootenai County, Idaho, executing the herein instrument, and acknowledged to me that such City of Post Falls executed the same.

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

Notary Public for the State of Idaho
Residing at: _____
Commission Expires: _____

STATE OF IDAHO)
 :SS
County of Kootenai)

On this ____ day of _____, 20____, before me, a Notary for the State of Idaho, personally appeared **William C. Hathaway and Ute E. Hathaway, husband, and wife**, known, or identified to me to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

Notary Public for the State of Idaho
Residing at: _____
Commission Expires: _____

STATE OF IDAHO)
 :SS
County of Kootenai)

On this 30th day of October, 2023, before me, a Notary for the State of Washington personally appeared **Brett E. Hargrave** known, or identified to me to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

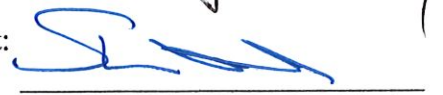


Katie L. Dougall Pederson
Notary Public for the State of Washington
Residing at: Bellingham, WA
Commission Expires: 12/21/2025

CITY OF POST FALLS

William C. Hathaway and Ute E. Hathaway

By: 
Ronald G. Jacobson, Mayor

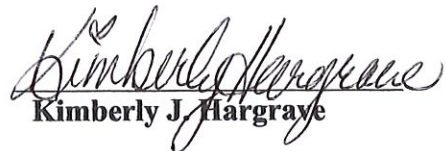
Attest: 
Shannon Howard, City Clerk

By: _____
William C. Hathaway

By: _____
Ute E. Hathaway

Brett E. Hargrave and Kimberly J. Hargrave

By: _____
Brett E. Hargrave

By: 
Kimberly J. Hargrave

ACKNOWLEDGEMENTS

STATE OF IDAHO)
: ss
County of Kootenai)

On this 7 day of November, 2023, before me, a Notary for the State of Idaho, personally appeared **Ronald G. Jacobson and Shannon Howard** known, or identified to me to be the **Mayor and City Clerk**, respectively of the City of Post Falls, Kootenai County, Idaho, executing the herein instrument, and acknowledged to me that such City of Post Falls executed the same.

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




Notary Public for the State of Idaho
Residing at: Post Falls
Commission Expires: 10.12.24

STATE OF IDAHO)
 :SS
County of Kootenai)

On this ____ day of _____, 20____, before me, a Notary for the State of Idaho, personally appeared **William C. Hathaway and Ute E. Hathaway, husband, and wife**, known, or identified to me to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

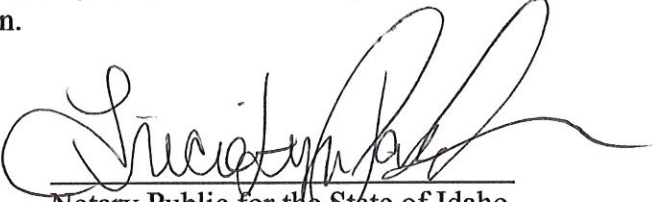
Notary Public for the State of Idaho
Residing at: _____
Commission Expires: _____

Utah
STATE OF ~~IDAHO~~)
 :SS
County of ~~Kootenai~~)

On this 30 day of October, 2023, before me, a Notary for the State of Idaho, personally appeared **Brett E. Hargrave and Kimberly J. Hargrave, husband, and wife**, known, or identified to me to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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





Notary Public for the State of Idaho
Residing at: Tooele, UT
Commission Expires: 1-19-25

LEGAL DESCRIPTION FOR 1349 W POLELINE AVE

Lot 2, Block 1, MICA ACRES, according to the plat recorded in the office of the County Recorder in Book "F" of Plats at Page 60, records of Kootenai County, Idaho.

LEGAL DESCRIPTION FOR 1421 W POLELINE AVE

Lot 1, Block 1, MICA ACRES, according to the plat thereof filed in Book F of Plats at page(s) 60, records of Kootenai County, Idaho.

CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 9/15/2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jonathon Manley, Planning Manager

SUBJECT: Prairie Avenue Annexation Ordinance (ANNX-25-5)

ITEM AND RECOMMENDED ACTION:

This item is the annexation ordinance for the Prairie Avenue Annexation, which was approved by the city council following public hearings on March 17 and May 19, 2026. Staff requests that the city council review and adopt the annexation ordinance. No presentation is planned on this item.

DISCUSSION:

On March 17, 2026, the city council held a public hearing to consider a request to annex approximately 20 acres with R-1 zoning, plus rights of ways, located approximately 1/3 of a mile east of the intersection of Greensferry Road and Prairie Avenue. The Council directed staff and the applicant to return with a revised zoning and development approach that better addresses compatibility with the surrounding area, roadway access and connectivity, and long-term infrastructure planning. At a subsequent hearing on May 19, 2026, the city council approved the annexation with Residential Mixed (RM) zoning. On July 7, 2026, the Development and Annexation Agreement was approved by City Council along with the Reasoned Decision. The attached ordinance, once recorded, annexes the property into the City of Post Falls.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

March 17, 2026 - Public Hearing
May 19, 2026 - Continued Public Hearing
July 7, 2026 - Approval of Development and Annexation Agreement and Reasoned Decision

APPROVED OR DIRECTION GIVEN:

As noted above, the city council approved the requested annexation.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

NA

BUDGET CODE:

NA

ATTACHMENTS:

1. 2026.7.6 Prairie Annexation OrdinanceWithExhibits

ORDINANCE NO. _____

ANNEXATION & ZONE CLASSIFICATION OF PROPERTY

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO ANNEXING PROPERTY CONSISTING OF APPROXIMATELY 20.043 ACRES LOCATED NORTH OF WEST PRAIRIE AVENUE APPROXIMATELY 1/3 OF A MILE EAST OF THE INTERSECTION OF NORTH GREENSFERRY ROAD AND WEST PRAIRIE AVENUE; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF:

WHEREAS, the owners of the real property described in Section 1 of this ordinance requested that the City Council of the City of Post Falls annex the property.

WHEREAS, public hearings were held before both the Planning and Zoning Commission on January 13, 2026, and the City Council on both March 17 and May 19, 2026, in accordance with law and a Reasoned Decision was reached; and

WHEREAS, the City Council has determined that the real property adjoins the city limits, and that Residential Mixed (RM) zoning is suitable and compatible with surrounding land uses and the provisions of the Post Falls Comprehensive Plan, that the land uses would fit in with the general development of the City and would be in the best interest of the City of Post Falls to annex the property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POST FALLS, IDAHO, AS FOLLOWS:

SECTION 1: That the property legally described in Exhibit A, which is adjacent and contiguous to the City of Post Falls, is hereby annexed into the City of Post Falls.

SECTION 2: That the lands described in Exhibit A to this Ordinance are hereby zoned Residential Mixed (RM). Further, the Official Zoning Map of the City of Post Falls will be modified to include the annexed property within the City and to reflect the assigned zoning district.

SECTION 3: That this Ordinance takes effect upon its passage and publication according to law.

Enacted as an ordinance of the City of Post Falls, Idaho, at a meeting of the City Council held on the _____ day of _____, 2026.

CITY OF POST FALLS

BY: _____
Randy Westlund, MAYOR

ATTEST

BY: _____
Rhiannon O'Neill, CITY CLERK

SUMMARY OF POST FALLS ORDINANCE NO. _____

The City of Post Falls, Kootenai County, Idaho hereby gives notice of the adoption of Post Falls Ordinance No. _____, annexing approximately 20.043 acres and zoning the property Residential Mixed (RM). The property is located north of West Prairie Avenue, approximately 1/3 of a mile east of the intersection of North Greensferry Road and West Prairie Avenue, Post Falls Idaho, and is legally described as:

A parcel of land being the West half of the Southeast Quarter of the Southwest Quarter of Section 24, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho and more particularly described as follows:

Commencing at the South Quarter corner of said Section 24 being a 1/2 inch rebar with illegible yellow plastic cap per CP&F Instrument Number 2625186000, Records of Kootenai County, from which the Southwest corner bears North 89°42'22" West a distance of 2651.31 feet; thence along the South line of said Southwest Quarter, North 89°42'22" West a distance of 662.83 feet to a point on the City of Post Falls Boundary and also the **True Point of Beginning**;

thence continuing along said City of Post Falls Boundary, North 89°42'22" West a distance of 662.83 feet to a point on the East line of the Southwest Quarter of said Southwest Quarter of Section 24;

thence continuing along said City of Post Falls Boundary and along said East line, North 00°09'56" East a distance of 1317.65 feet to the Northeast corner of said Southwest Quarter of the Southwest Quarter of Section 24;

thence continuing along said City of Post Falls Boundary and along the South line of the Northeast Quarter of said Southwest Quarter, South 89°25'14" East a distance of 664.06 feet to the Northwest corner of the East half of said Southeast Quarter of the Southwest Quarter of Section 24;

thence continuing along said City of Post Falls Boundary and along the West line of said East half of the Southeast Quarter of the Southwest Quarter, South 00°13'07" West a distance of 1314.34 feet to the **True Point of Beginning**;

The ordinance is effective upon publication of this summary. The full text of Ordinance No. _____ is available at Post Falls City Hall, 408 North Spokane Street, Post Falls, ID 83854 in the office of the city clerk.

Shannon Howard, City Clerk

Publish once in the City's official newspaper.

STATEMENT OF LEGAL ADVISOR

I, Field K. Herrington, am legal advisor for the City of Post Falls, Idaho. I have examined the attached summary of Post Falls Ordinance No. _____, annexing real property and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the contents thereof.

DATED this day of ,

Field K. Herrington, City Attorney

Exhibit A

Annexation Description

A parcel of land being the West half of the Southeast Quarter of the Southwest Quarter of Section 24, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho and more particularly described as follows:

Commencing at the South Quarter corner of said Section 24 being a 1/2 inch rebar with illegible yellow plastic cap per CP&F Instrument Number 2625186000, Records of Kootenai County, from which the Southwest corner bears North 89°42'22" West a distance of 2651.31 feet; thence along the South line of said Southwest Quarter, North 89°42'22" West a distance of 662.83 feet to a point on the City of Post Falls Boundary and also the **True Point of Beginning**;

thence continuing along said City of Post Falls Boundary, North 89°42'22" West a distance of 662.83 feet to a point on the East line of the Southwest Quarter of said Southwest Quarter of Section 24;

thence continuing along said City of Post Falls Boundary and along said East line, North 00°09'56" East a distance of 1317.65 feet to the Northeast corner of said Southwest Quarter of the Southwest Quarter of Section 24;

thence continuing along said City of Post Falls Boundary and along the South line of the Northeast Quarter of said Southwest Quarter, South 89°25'14" East a distance of 664.06 feet to the Northwest corner of the East half of said Southeast Quarter of the Southwest Quarter of Section 24;

thence continuing along said City of Post Falls Boundary and along the West line of said East half of the Southeast Quarter of the Southwest Quarter, South 00°13'07" West a distance of 1314.34 feet to the **True Point of Beginning**;

said parcel containing 20.043 acres of land, more or less.



ANNEXATION EXHIBIT
THE WEST HALF OF THE SOUTHEAST QUARTER
OF THE SOUTHWEST QUARTER

SW 1/4, SEC. 24, T 51 N, R 5 W,
B. M., KOOTENAI COUNTY, IDAHO

DESIGNED BY:	DCD
DRAFTED BY:	SMA
SCALE:	1" = 300'
DATE:	09/17/2025
JOB NO:	LCE 25-053
FILE: 25-053-ANNX XBT.dwg	

CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 9/15/2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jaxon Fleshman, Project Manager

SUBJECT: Westwood Water Distribution Project Phase 1- Road Repair Change Order

ITEM AND RECOMMENDED ACTION:

Staff requests City Council review and approval of a change order with LaRiviere Construction for the Westwood Water Distribution Replacement Phase 1 project. Approval authorizes the Mayor to sign the Change Order.

DISCUSSION:

City Council previously authorized a waterline replacement project in the Pine Villa Estates neighborhood, called the Westwood Water Distribution Replacement project. Project construction began in May of 2026, and the work to-date is tracking with the project schedule. However, during the excavation and installation of Waterline along the north half of Ponderosa Blvd. significant cracking and settling in the asphalt pavement was observed outside of the waterline trench limits. The failing road area is outside of the project work zone and was not originally intended to be replaced as a part of this project.

Following this discovery, the City's engineering consultant conducted a geo-technical evaluation of this area using information from cores taken from the failing road section. The cores contained old non-organic materials, ash from burn piles, and other non-suitable materials. This is a pre-existing sub-surface condition that was discovered during the construction of the waterline. The Engineer's recommendation is to extend the road repair to the full width of the roadway for about 500 feet in length. The additional work includes over excavation of approximately 12" in depth and replacement with fresh base rock, geo-grid fabric, and asphalt. There is also about 90' of curb and sidewalk along the South of Ponderosa Blvd. that will need to be replaced to allow for proper tie-in of the new asphalt. This change order employs a long-term repair to the described area of roadway as opposed to a temporary patch. The additional funding for the repair will be shared proportionately between the Street Reconstruction fund and the Westwood Water System Improvements. No impacts to future projects and funding are anticipated as a result of this change order.

Traffic for the upcoming school year at Ponderosa Elementary will be affected during the closure of Ponderosa. Staff have begun coordination efforts with the district to minimize impacts and get information out to parents. Following Council approval of this change order, the work in Ponderosa is anticipated to be completed by early October.

As an alternative, a less permanent repair can be installed for a smaller cost. This will likely necessitate further interim repairs in the short term and will not alleviate the need for a full reconstruction of the road section in the 5-year timeframe. As costs are not avoided, only delayed, and maintenance needs will increase in the interim, this approach is not recommended by staff.

City Staff will provide a brief presentation of this item to City Council.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

December 19, 2023 – Westwood Water Distribution Project – Design Contract with Century West

April 15, 2025 – Westwood Water Distribution Project – Mid-Design Staff Report

April 7, 2026 – Westwood Water Distribution Replacement Phase 1 – Bid Award and Construction Management Services Agreement

August 4, 2026 - Westwood Water Distribution Replacement Phase 2 – Design Services Agreement

APPROVED OR DIRECTION GIVEN:

Council approved the items noted above.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

City Council approval authorizes the Mayor to sign the change order with La Riviere Construction in the amount of \$289,646.10. Staff requests funding for the change order as follows:

1. City Council previously authorized a contingency of \$123,089.50 for this project. Of this amount, \$18,962.42 has been utilized on change orders to date leaving a balance of \$104,127.08. This change would utilize the remaining contingency and require an increase in project budget of 185,519.02. Staff request the contingency following this change order be \$30,000.00 to account for the remainder of the project. To account for this change, and the request to have remaining contingency, the total request for council approval is \$215,519.02.
2. The funding for this change order will be split proportionally between the Westwood Water System Distribution and the Street Reconstruction budgets.

BUDGET CODE:

753-462.3225.95500 and 001-431.0000.68130

ATTACHMENTS:

1. POWERPOINT - Change Order #4
2. Change Order #4

Westwood Water Distribution Phase 1: Road Repair Change Order

Jaxon Fleshman
Project Manager, Public Works
September 15, 2026



General Project Update

- Mainline Installed, Service Install Ongoing
- Paving Complete: Westwood, Sandpiper, and Pinewood
- LaRiviere Change Order #1-3: Addition of \$18,962.42 and 5 Days
 - \$104,127.08 Remains of the Council Approved Contingency
- Century West Amendment #3: Addition of \$15,950.00
 - \$6,650 Remains of Pre-Approved Contingency
- Expected Project Completion: Early October; On Schedule

Photos – Ponderosa Blvd.

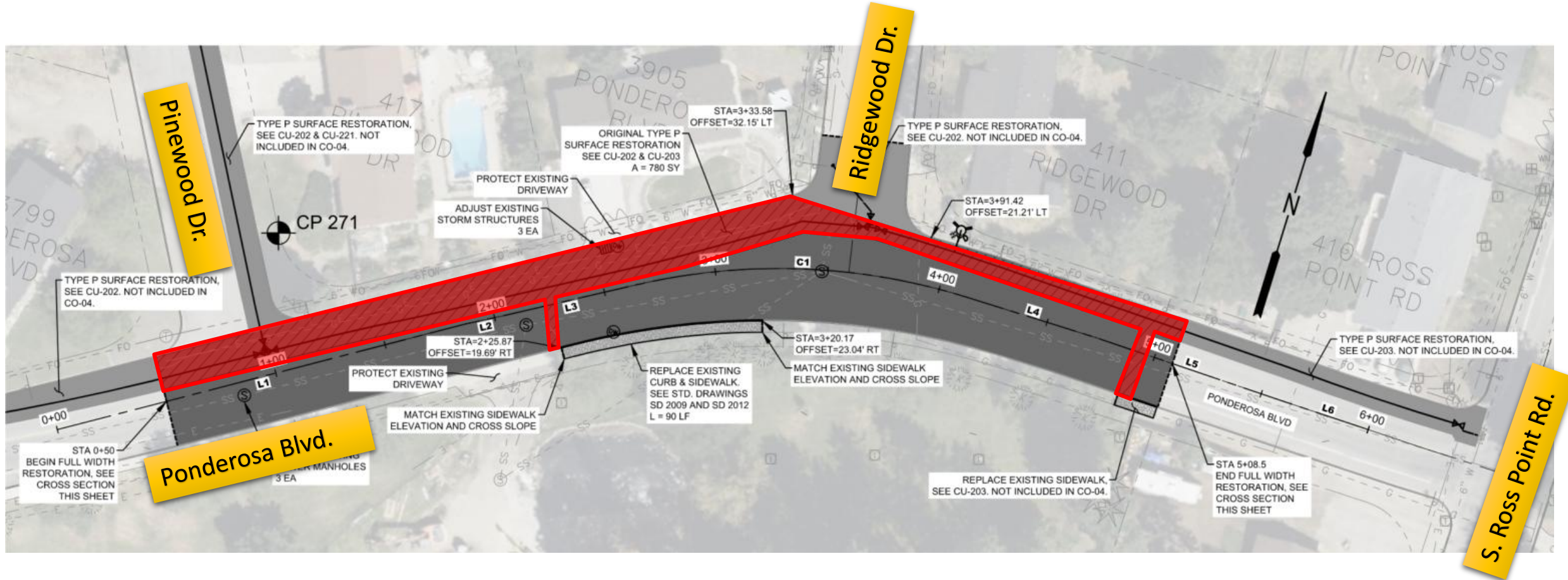


Change in Condition

- Non-Organics, Ash, Misc. Fill
 - Ponderosa Blvd. history of undocumented fill
- Geo-Tech Recommendation
 - Curb to Curb Replacement
 - Not a Band-Aid
 - 20-Year Design Life

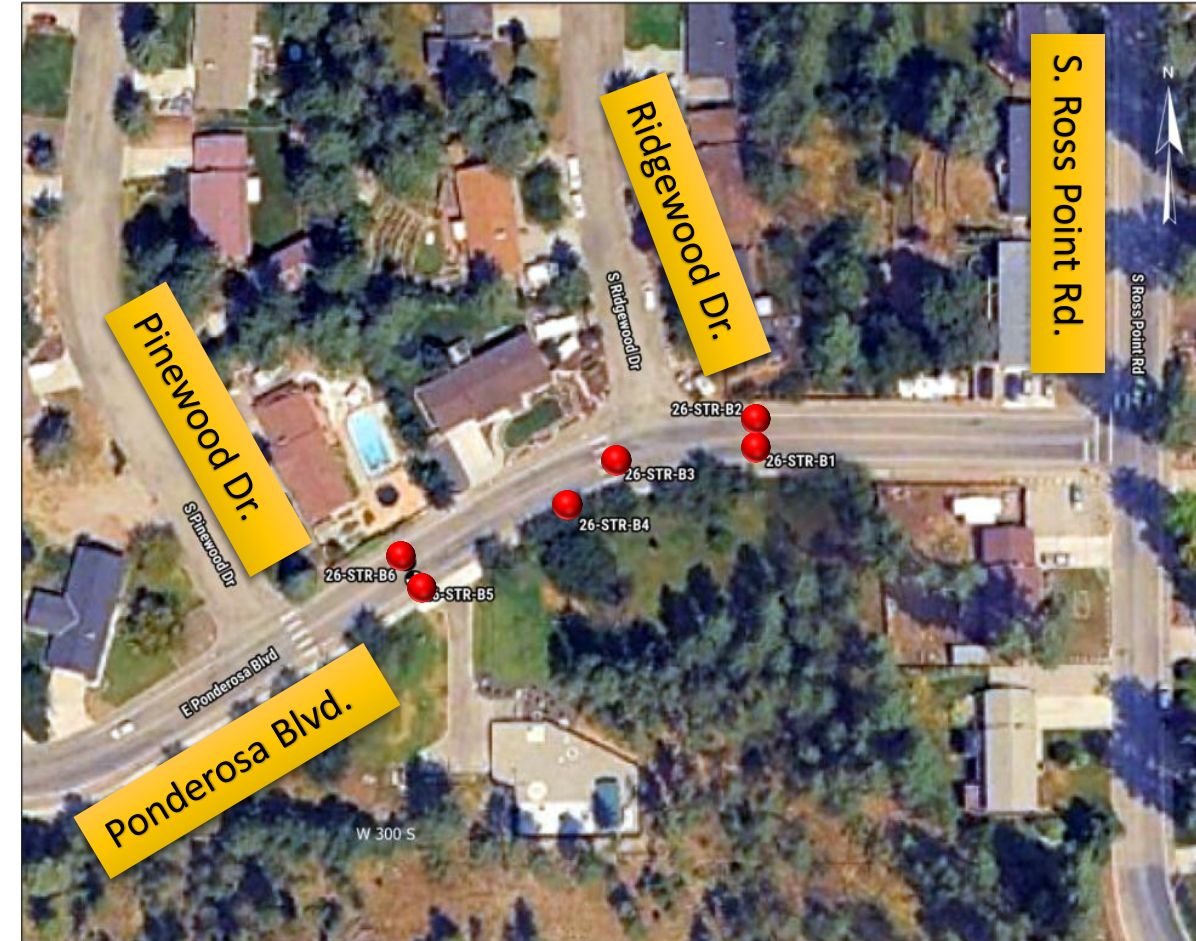


Area Map



Curb to Curb Replacement

- Water Main Installation in Ponderosa
 - Roadway began to split – Not typical
- Geo-Technical Analysis Performed
 - Roadway Design Created
 - Contractor Change Proposal
- Addresses Severe Section of Ponderosa
 - Delays Another Road Project
 - Jump on Future Project



Photos – Ponderosa Blvd.



Financials to Date

Original Construction Agreement	\$ 1,230,895.00
Original Approved Contingency	\$123,089.50
Change Order's #1-3	\$18,962.42
Agreement with Changes	\$1,249,857.42
<i>Remaining Contingency</i>	<i>\$104,127.08</i>

*Total Approved Construction Budget: \$1,353,984.50

**Total Approved Design & CMS Budget: \$348,820.00

Change Order #4

Change Order #4	\$289,646.10
Remaining Contingency	\$104,127.08
Difference	\$185,519.02
<i>Tonight's Request</i>	\$215,519.02

*\$30,000 to remain in contingency to account for known and unknown project items.

Timeline of Next Steps

- Coordination with School District – Ongoing
- Phase 1 Completion – Early October
- Phase 2 Design and Bidding – Fall and Winter 2026/27
- Phase 2 Construction – Spring and Summer 2027



Questions?



CHANGE ORDER NO.: 004

Owner: City of Post Falls Owner's Project No.:
 Engineer: Century West Engineering Engineer's Project No.: 51033.002.01
 Contractor: LaRiviere, Inc. Contractor's Project No.: 2737
 Project: Westwood Water Distribution Replacement – Phase 1
 Contract Name: Westwood Water Distribution Replacement – Phase 1
 Date Issued: September 15, 2026 Effective Date of Change Order: September 15, 2026

The Contract is modified as follows upon execution of this Change Order:

Description:

During construction, a portion of Ponderosa Boulevard from approximately STA 16+10 to STA 20+75 experienced significant subgrade failure resulting in the Ponderosa Boulevard driving surface becoming uneven and unsafe for normal driving conditions. A geotechnical investigation determined that the existing roadway was built on top of unstable fill material, and recommended a full-width structural repair section. Approximately 460 feet of roadway reconstruction is required to restore the driving surface for long-term daily use. Work is to include full width excavation, subgrade compaction, installation of geosynthetic grid for stabilization, crushed aggregate base material, storm drain and sewer manhole grade adjustments, limited sidewalk and curb replacement, asphalt paving, traffic control, and pavement striping.

Attachments:

Geotechnical investigation report, contractor provided material cost breakdown, and restoration plan sheets.

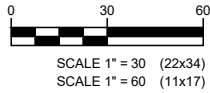
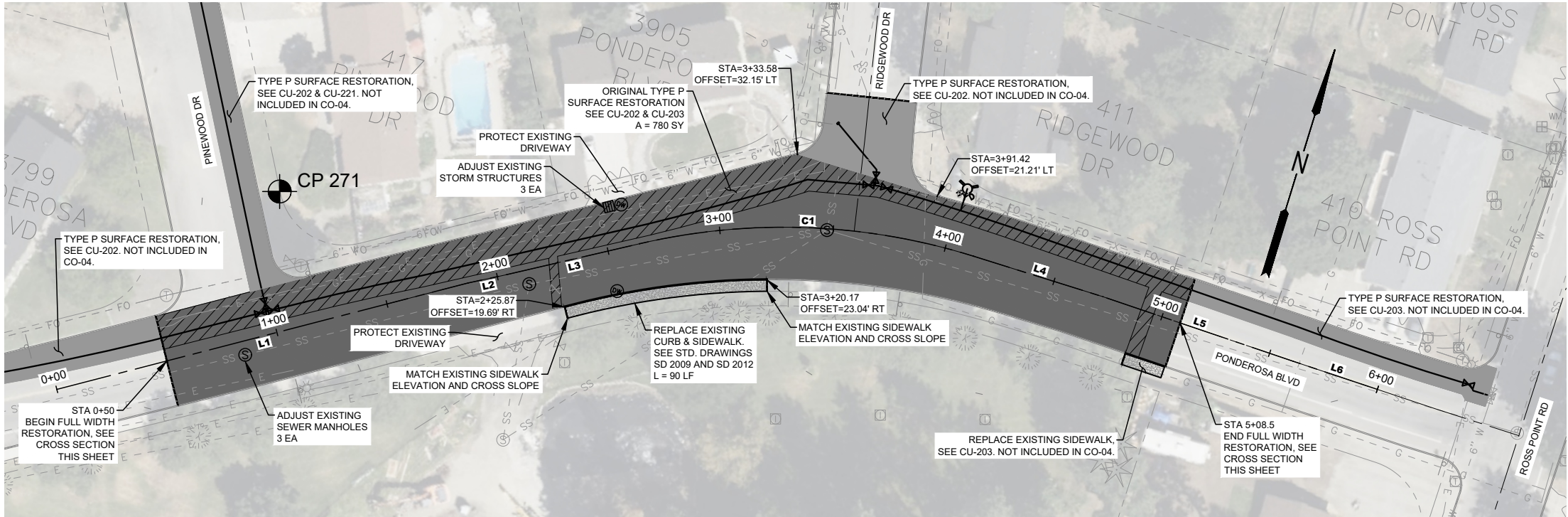
Change in Contract Price		Change in Contract Times	
Original Contract Price:		Original Contract Times:	
\$ 1,230,895.00		Substantial Completion:	120
		Ready for final payment:	135
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. [3] :		[Increase] [Decrease] from previously approved Change Orders No.1 to No. [3] :	
\$ 18,962.42		Substantial Completion:	5
		Ready for final payment:	5
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 1,249,857.42		Substantial Completion:	125
		Ready for final payment:	140
[Increase] [Decrease] this Change Order:		[Increase] [Decrease] this Change Order:	
\$ 289,646.10		Substantial Completion:	15
		Ready for final payment:	15
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 1,539,503.52		Substantial Completion:	140
		Ready for final payment:	155

Recommended by Engineer (if required)		Authorized by Owner
By:		
Title:	Project Manager	
Date:	09/04/2026	
Authorized by Contractor		Approved by Funding Agency (if applicable)
By:	Cory Johnson 	
Title:	Project Manager	
Date:	9-4-2026	

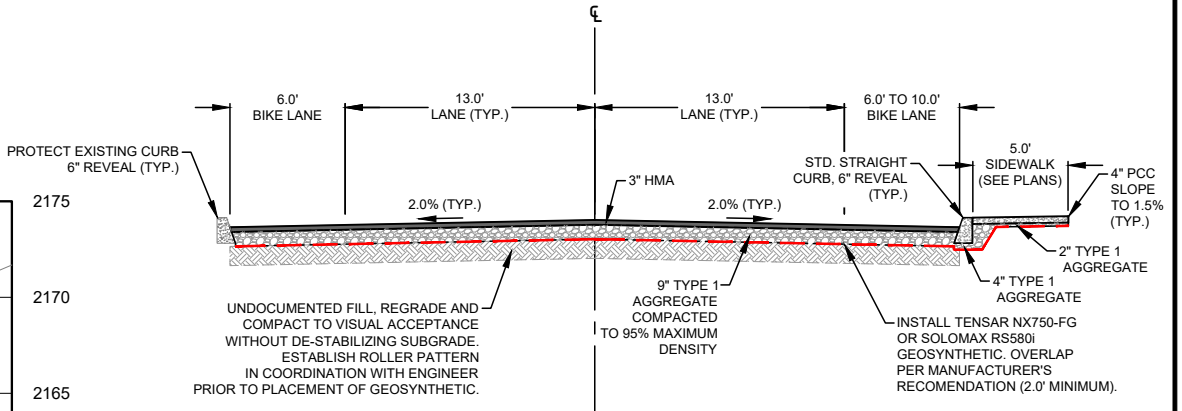
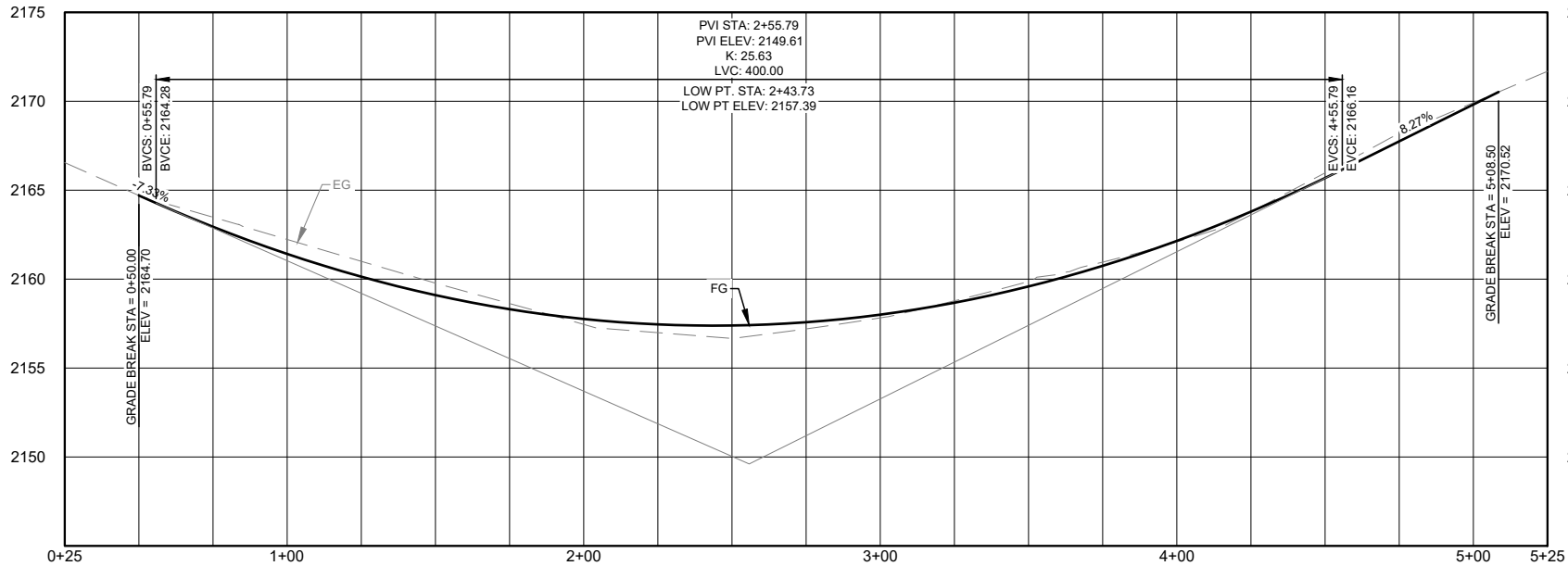
Prepared By: (LaRiviere, Inc.

Subtotal Base Bid	\$	289,646.10
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ESTIMATED CONSTRUCTION TOTAL \$ 289,646.10



PONDEROSA CO-04 PROFILE



PONDEROSA CO-04								
Number	Length	Radius	START STA	END STA	START NORTHING	START EASTING	END NORTHING	END EASTING
L1	186.782		0+00.00	1+86.78	2202176.21	2342311.86	2202274.19	2342470.88
L2	17.241		1+86.78	2+04.02	2202274.19	2342470.88	2202282.64	2342485.91
L3	60.177		2+04.02	2+64.20	2202282.64	2342485.91	2202312.93	2342537.90
C1	148.781	280.000	2+64.20	4+12.98	2202312.93	2342537.90	2202350.99	2342679.93
L4	59.539		4+12.98	4+72.52	2202350.99	2342679.93	2202350.76	2342739.46
L5	88.295		4+72.52	5+60.81	2202350.76	2342739.46	2202348.33	2342827.73
L6	39.186		5+60.81	6+00.00	2202348.33	2342827.73	2202347.43	2342866.90

REUSE OF DOCUMENTS

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VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING.
0" 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

NO.	DATE	BY	APPR	REVISIONS



COEUR D'ALENE OFFICE
2120 N. LAKEWOOD DR., SUITE B
COEUR D'ALENE, ID 83814
208.758.0620
208.758.0619 FAX

DATE: AUGUST 27, 2026

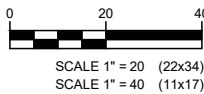
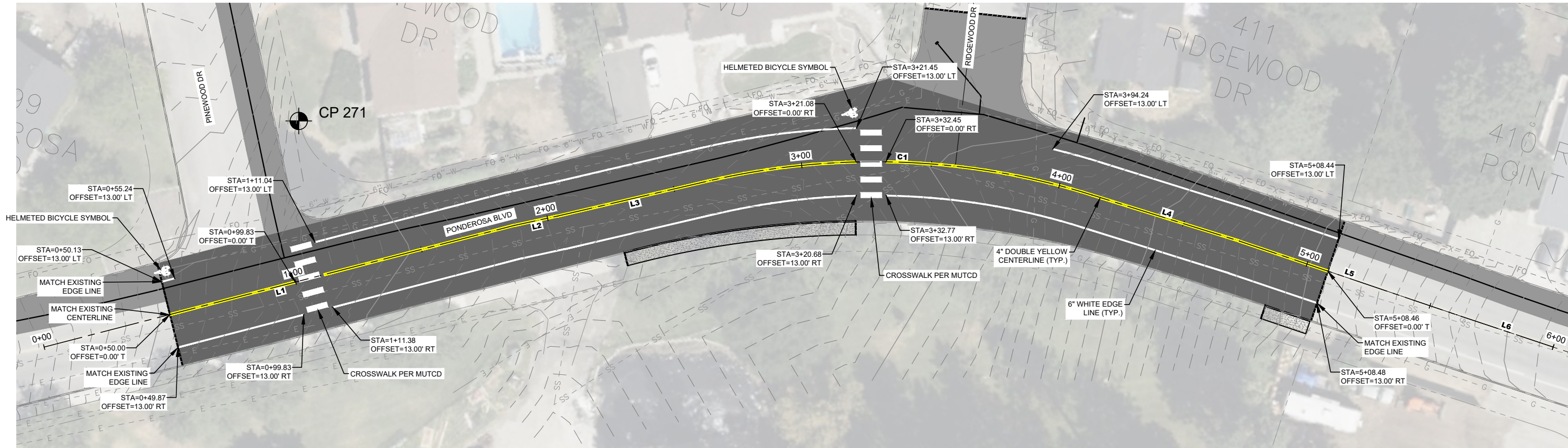
PROJECT NO: 51033.002.02

DESIGNED BY: DGR
DRAWN BY: TJH
CHECKED BY: DGR
SCALE: H: 1" = 30'
V: 1" = 5'

CITY OF POST FALLS, KOOTENAI COUNTY
WESTWOOD WATER DISTRIBUTION REPLACEMENT - PHASE 1

CHANGE ORDER 4
PONDEROSA FULL DEPTH REPAIR

DRAWING NO.
C0-04
SHEET NO.
25



PAVEMENT MARKING SCHEDULE			
PAVEMENT MARKING	COLOR	QUANTITY	UNIT
6" EDGE LINE	WHITE	381	SF
4" CENTERLINE STRIPE	YELLOW	219	SF
CROSSWALK	WHITE	160	SF
HELMETED BICYCLE SYMBOL	WHITE	2	EA

Plotted by: Tyler Harvie Plot Date: 8/27/2026 4:38:48 PM
P:\Projects\2026\Westwood Water Distribution Replacement\Drawings\DWG_P_Base.dwg

REUSE OF DOCUMENTS

THIS DRAWING, AND THE DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CENTURY WEST ENGINEERING CORPORATION, AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF CENTURY WEST ENGINEERING CORPORATION.

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VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING.
0" 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

NO.	DATE	BY	APPR	REVISIONS



DATE: AUGUST 27, 2026 PROJECT NO: 51033.002.02

DESIGNED BY: DGR
DRAWN BY: TJH
CHECKED BY: DGR
SCALE: H: 1" = 20'

CITY OF POST FALLS, KOOTENAI COUNTY
WESTWOOD WATER DISTRIBUTION REPLACEMENT - PHASE 1

CHANGE ORDER 4
STRIPING PLAN

DRAWING NO.
C0-04
SHEET NO.
26

CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 9/15/2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Andrew Arbini, Projects Division Manager

SUBJECT: Water Reclamation Facility Solids Handling Improvements, Project 1 Guaranteed Maximum Price Agreement with Apollo Inc.

ITEM AND RECOMMENDED ACTION:

Staff requests City Council approval for the Guaranteed Maximum Price (GMP) Contract Amendment with Apollo Inc. City Council approval will authorize the Mayor to sign the Notice of Award and direct staff to proceed with the contract documents.

DISCUSSION:

Background

Significant upgrades are needed at the Water Reclamation Facility (WRF) to improve the solids handling process of wastewater treatment. Several components of these planned improvements were initially identified in the 2013 WRF Facility Plan and updated in the 2024 Facility Master Plan. Solids refer to the materials removed from the treated water in the various processes of the WRF. They consist of the microbes which biologically treat the water, residual untreated waste products, and the particles created when the tertiary treatment coagulant binds to particles including phosphorus. This material is over 99% water. For economical handling, the water must be removed from the materials, which is accomplished through two processes, called thickening and dewatering.

The Solids Handling Improvements Project is divided into two sub projects. Project 1 will increase the existing redundancy in the treatment of wastewater by expediting the procurement and installation of an additional BDP press. Project 1 also includes odor control modifications at the Headworks facility. Project 2 includes the balance of the Solids Handling project improvements and is currently at a 60% design, with a final design deliverable expected in Spring 2027.

Recommended Guaranteed Maximum Price Amendment

The Construction Manager, General Contractor (CMGC) delivery method was identified for this project based on the priority to improve the existing redundancy and reliability in the dewatering phase of wastewater treatment. This CMGC delivery method reduces the construction risk to the City through extensive collaboration through the design phase between the City, Apollo Inc., and the City's Engineering Consultant, J-U-B Engineers.

The structure of a CMGC project involves the concept of a Guaranteed Maximum Price. This is the highest price the City would pay, even if risks identified ahead of the project come to pass. Apollo's total GMP is \$2,327,085.95. Items outside the current scope, or which were not considered during risk discussions, could still result in a change order.

Included in the GMP is a \$32,110.68 contingency that may be used by Apollo Inc. to remedy any of the items in the attached risk register that may come to pass. Apollo's use of the contingency funds requires the City's review and approval. If this contingency is not used, it returns to the City. Apollo

bears the financial risk if the remedy to identified risks requires funding beyond the contingency.

Following Council approval of this GMP amendment, Apollo Inc., will solicit bids for the various sub-work packages that are identified in project 1. If the bid results of the sub-work packages are less than this GMP, the City will realize these savings in the form of a contract deduct. In the event the bids are greater than the estimate, this GMP amendment guarantees that \$2,327,085.95 is the maximum price the City will pay for the work identified in the construction documents. Apollo's GMP Amendment includes the estimated cost of the sub-work packages, CMGC fee and their contingency.

Change Orders

The GMP addresses known costs and identified risks. It does not address changes to the scope of work beyond what is in the contract documents. Because the majority of risk for the project is assigned to Apollo Inc., the recommended contingency to be carried by the city is reduced from the typical 10% to 3%.

Recommended Assignment of Equipment Contracts

With prior City Council approval, the City purchased two separate pieces of equipment that were identified as having long-lead times associated with fabrication. The belt press dewatering unit and the conveyor system were purchased during the design phase of the project. The contracts for both pieces of equipment will be assigned to the contractor for installation as part of the GMP agreement for Project 1. The assigned price of the equipment reflects any prior payments made by the City, to the equipment vendor prior to this assignment to Apollo Inc.

Project 1: Cost of Work and CMGC Fee	\$1,574,845.95
Belt Dewatering Press	\$ 664,650
Conveyor System	\$ 87,590
Contract Guaranteed Maximum Price (GMP)	\$2,327,085.95

Retirement of Existing Project Equipment and Material

To streamline disposal of assets replaced during capital projects, a declaration of surplus items is requested with the approval of capital projects. This is a new process as of 2026.

No major assets are being retired until Project 2. Small components such as grating, valves, and ductwork will be disposed of by the contractor or returned to the City for reuse, depending on the items' value.

City staff will provide a presentation summarizing this memo and the next steps.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

Change Order with BDP Industries, May 19, 2026
Contract with JDV Equipment, May 19, 2026
CMGC Contract with Apollo Inc, February 17, 2026
Procurement contract with BDP Industries, November 3, 2025
Sole source declaration of BDP Industries, September 16, 2025
Design Contract with J-U-B, July 1, 2025
WRF Facility Planning Study, June 18, 2024

APPROVED OR DIRECTION GIVEN:

Council approved the items noted above.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

This procurement is budgeted and funded through the WRF project budget for Solids Handling Improvements. The GMP amendment is in the amount of \$2,327,085.95. In the event that additions or improvements are identified for the benefit of the wastewater system, Staff requests a 3% contingency in the amount of \$69,812.58. Change order requests utilizing the contingency will require approval by the Public Works Director or his designee. The total request is in the amount of \$2,396,898.53.

BUDGET CODE:

650-463.3125.95520

ATTACHMENTS:

1. 00_Project1_ApolloAward
2. 01_Notice of Award
3. 02_RiskRegister
4. 03_GMP Proposal
5. 091526 PPT_WRF Solids Handling GMP & JUB Amendment



THE
LANGDON
GROUP



J-U-B ENGINEERS, INC.



GATEWAY
MAPPING
INC.

September 4, 2026

City of Post Falls
City Clerk's Office
408 N. Spokane Street
Post Falls, ID 83854

RE: Solids Handling Improvements Project 1 – Notice of Award

Dear Andrew,

Please find enclosed the attached documents for Award of the WRF: Solids Handling Improvements Project 1 to the Construction Manager/General Contractor, Apollo Inc.

- Guaranteed Maximum Price (GMP) Proposal from Apollo, Inc. dated August 28,, 2026
- Risk Register dated 9-4-26. This document identifies the items that are unable to be fully mitigated in the design process and are either included in Contractor's GMP proposal and potential allowable uses of the CMGC Contingency line-item that is included in the GMP proposal.
- Notice of Award (to Apollo) upon approval by Council, to be signed/executed by the Mayor.

Pending the approval by Council of the Notice of Award; J-U-B will distribute conformed Contract Documents to the CM/GC (Apollo Inc.) for their execution and preparation of required insurance and bond documentation. The items required for signature/preparation by Apollo are itemized in the Notice of Award.

We look forward to moving this project forward to the construction phase of work!

Sincerely,

Michael Conn, P.E.
Water Treatment Group, Area Business Sector Lead
J-U-B ENGINEERS, Inc.

Notice of Award

Date: September 15, 2026

Project: City of Post Falls WRF: Solids Handling Improvements – Project 1

Owner: City of Post Falls

Owner's Contract No.:

Contract: **Solids Handling Improvements Belt Filter Press Addition -Project 1**

Engineer's Project No.: 93-25-006

CMGC: Apollo Inc.

CMGC's Address:

Physical Address: 1115 S Clodfelter Rd, Kennewick WA, 99338

Mailing Address: 1133 W Columbia Dr, Kennewick WA, 99336

You are notified that your GMP Proposal dated August 28, 2026 for the above Contract has been considered and you are being awarded a Contract for **Solids Handling Improvements Belt Filter Press Addition -Project 1.**

The Guaranteed-Maximum Contract Price (GMP) of your contract is Two-Million, Three-Hundred Twenty-Seven Thousand Eighty-Five Dollars and Ninety-five cents. (\$2,327,085.95).

1 copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

1 sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within 15 days of the date you receive this Notice of Award.

1. Deliver to the Owner [1] fully executed counterparts of the Contract Documents. Including signed GMP Amendment.
2. Deliver the Executed Contract Assignment Exhibit(s) as follows:
 - a. A102 Exhibit P: Pre-Procurement Contractor for Belt Filter Press 1 (BDP Industries, Inc)
 - i. Owner, CMGC to sign Exhibit A Assignment of Pre-Procured Belt Filter Press 1 Contract to CMGC .
 - b. A102 Exhibit Q: Pre-Procurement Contractor for Dewatering Conveyor (JDV Equipment Corporation)
 - i. Owner and CMGC to sign Exhibit A Assignment of Pre-Procured Dewatering Conveyor Contract to CMGC.
3. Deliver with the executed Contract Documents the Contract security and Insurance Certificates as specified in the Instructions to Bidders (GMP Amendment Exhibit A).

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the identified Contract Documents.

Owner
By: _____
Authorized Signature

Title

Copy to Engineer
(Use Certified Mail, Return Receipt Requested)

PF WRF Solids Handling Improvements Apollo CMGC Project 1 GMP Proposal

	Description	Project 1
	Cost of Work	
1	Direct Cost of Work	\$ 1,070,356.00
2	General Conditions	\$ 260,826.00
3	Allowances	NA
4	Alternates	NA
5	Unit Costs	NA
6	Owner Procurement Assignments	\$ 752,240.00
7	CM/GC Contingency - 3%	\$ 32,110.68
	Cost of Work Total	\$ 2,115,532.68
	CMGC Fee	
8	Apollo CMGC Fee - 8%	\$ 169,242.61
9	Apollo CMGC Bond & Insurance - 2%	\$ 42,310.65
	CMGC Fee Total -10%	\$ 211,553.27
	Contract Sum (GMP)	\$ 2,327,085.95

Exhibit H Apollo/CMGC Assumptions and Clarifications

- 1 Bid and Contract Documents for City of Post Falls Solids Handling Improvements Belt Filter Press Addition (Project 1) Bid Set August 2026 sealed by Michael Conn, PE on August 10, 2026
- 2 Addendum #1 dated 8/17/26
- 3 Belt Filter Press - BDP Contract Assignment Value \$664,650
- 4 Conveyor - JDV Contract Assignment Value \$87,590
- 5 Exhibit F Responsibility Matrix
- 6 CMGC General Conditions Project 1
- 7 CMGC General Conditions Project 1 Cost Breakdown

Planned Subcontractor Bid Packages

- 1 Solids Improvements Project 1

List of Work Apollo plans to self-perform/bid

Solids Improvements Project 1

Schedule

Apollo CMGC Award	10/1/2026
Sub Bid Packages Award	11/1/2026
BDP Delivery	12/10/2026
JDV Delivery	1/5/2027
Procure Dewatering Piping/Valves	2/15/2027
Electrical DW Gear (MCC Buckets)	4/1/2027
Headworks FA Mist Eliminator	4/15/2027

	Start	Substantial Completion	Final Completion	Total Duration
Project 1 Apollo CMGC Contract	10/1/2026	6/1/2027	7/1/2027	9 months
Construction Onsite	2/1/2027	6/1/2027	7/1/2027	5 months

EXHIBIT F RESPONSIBILITY MATRIX

City of Post Falls, ID - CM/GC Services

This Responsibility Matrix defines the allocation of certain categories of costs expected for City of Post Falls' ("Owner") Solids Handling Improvements Project. The checked box indicates how the CM/GC should apply the designated costs in their Final GMP Proposal/s and how these costs are treated under the Contract Documents.

#	Item	COW ¹	Fee ²	GC ³	Owner ⁴
CM/GC Fee for Construction Phase					
1	Home Office Costs and Overhead		X		
2	Margins and Profit		X		
3	Construction Manager (non-project specific time)		X		
4	Costs associated with retesting of defective work, if any		X		
5	Costs associated with correction of defective work during correction and warranty periods, if any		X		
6	Liquidated damages, if any		X		
7	CM/GC's Insurance and Bonds		X		
8	Income tax		X		
CM/GC General Conditions - Staffing & Project Office					
9	Construction Manager (project specific time)			X	
10	Project Manager(s)			X	
11	Superintendent			X	
12	Project Engineer(s)			X	
13	Safety Manager			X	
14	Scheduler			X	
15	Estimator			X	
16	Start-up Coordinator			X	
CM/GC General Conditions - Subcontractor/Supplier Procurement					
17	Subcontractor and supplier bid planning and development of bid packages			X	
18	Subcontractor and supplier bidding pursuant to Idaho Code section 54-4511			X	
19	Subcontract administration and coordination			X	
CM/GC General Conditions - Project Administration					
20	Mobilization/Demobilization			X	
21	Administration during construction			X	
22	Scheduling, including schedule development and updates			X	
23	Estimating and project accounting			X	
24	Communications and coordination			X	
25	Attendance at regular meetings			X	
26	Reporting / Project documentation			X	
27	Application for Payment preparation and deliverables			X	
28	RFI processing, administration, and tracking			X	
29	Management of regulatory requirements			X	
30	Review and processing of submittals, shop drawings and samples			X	
31	Coordination of laboratory testing			X	
32	Travel and subsistence for supervision assigned to project			X	
33	Company-owned vehicle/stipend assigned to project staff			X	
34	Gas, oil, maintenance for company-owned vehicles assigned to staff			X	
35	Project-specific electronic equipment at site, including phones, computers and tablets			X	
36	Project-specific Web-based PM software (including license fees, Procore, etc.)			X	
37	Administration of the project safety program			X	
38	Quality control during construction			X	
39	Photo and/or video documentation			X	
40	Commissioning support			X	
41	Commissioning agent			X	
42	Punchlist preparation, monitoring, and administration			X	
43	Preparation of closeout documentation and record documentation			X	
44	O&M manuals			X	
45	General contract closeout support			X	
46	Cost of consultants during construction (if applicable)			X	
CM/GC General Conditions - CM/GC Controlled Site Logistics					
47	Surveying (Not provided by Owner)			X	
48	Erosion control			X	
49	Project site dust control			X	
50	Project site snow removal			X	
51	Project site street cleaning			X	
52	Temporary building heat and power			X	
53	Temporary construction signs			X	
54	Fences and barricades			X	
55	Temporary parking and laydown preparation & removal			X	
56	Storage facilities on & offsite			X	
57	Construction site office/s and general office supplies			X	
58	Temporary solids loadout truck route preparation & removal			X	
59	Scaffolds and shoring for access/egress			X	
60	Forklift(s) rental and operator provided by CM/GC for general use onsite			X	
61	Refuse collection, clean-up, removal and disposal			X	
63	Temporary sanitation (toilets, handwash station)			X	
64	First aid equipment			X	
65	Final cleaning			X	
Costs of the Work During Construction					

66	Subcontract costs	X			
67	Supplier costs	X			
68	Self-performed work awarded via subcontract package	X			
69	Self-performed work awarded on negotiated basis	X			
70	Owner assigned procurement contract(s)	X			
71	Subcontractor permits	X			
72	Cranes and hoisting	X			
73	Quality control	X			
74	Subcontractor insurance	X			
75	Subcontractor Performance Bond and Payment Bond (if required)	X			
76	Use tax	X			
<i>Costs Covered by Owner Outside of Contract</i>					
77	Initial building permit and fees				X
78	Owner's insurance				X
79	Quality control as required per IBC within structural footprint				X
80	Quality assurance				X
81	Surveying				X
82	Temp utilities provided through Owner's systems (construction water)				X
83	Utility fees (Avista)				X
84	Programming/SCADA				X
85	Owner's construction management consultant				X
86	Architectural and engineering services (other than any deferred design components)				X
87	Preparation of electronic record documentation				X
LEGEND					
¹ "COW" = Cost of Work (Subcontract bid packages, self-perform Work including NSS)					
² "Fee" = CM/GC Fee					
³ "GC" = CM/GC General Conditions					
⁴ "Owner" = Costs to be incurred by the Owner					

Cost Estimate Breakdowns

1. Direct Cost of Work Cost Estimate
2. General Conditions Cost Estimate

Direct Cost of Work Cost Breakdown

Activity	Desc	Quantity	Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
Resource		Pcs									
BID ITEM	= 10101000										
Description =	Project 1 Mobilization and Administratio				Land Item Unit =	SCHEDULE: 1	100				
						LS	Takeoff Quan:	1.000	Engr Quan:		1.000
10101000A	Div 01 Subcontractor Mobes				Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
401SUBMOBE	Subcontractor Mobilizations	1.00	1.00	LS		98,000.000			105,840		105,840
BID ITEM	= 10102000										
Description =	Div 02 Sitework				Land Item Unit =	SCHEDULE: 1	100				
						LS	Takeoff Quan:	1.000	Engr Quan:		1.000
10102000A	Mobe Std Equip				Quan:	3.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
<u>HALO2</u>	Lowboy Crew W/2 Pilots		36.00	CH	Prod:	12.0000 HU	Lab Pcs:	1.00	Eqp Pcs:	1.00	
3PERDIUM	Perdium	1.00	3.00	EA	250.000		810			810	
8TRLOW	Lowboy Truck	1.00	36.00	HR	78.000			3,033		3,033	
TRKDRVR-TRLR	Truck Driver w/Trlr	1.00	36.00	MH	63.730	2,949				2,949	
\$6,791.25	12.0000 MH/EA		36.00	MH	[825.943]	2,949	810	3,033		6,791	
10102000B	Potholing				Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
<u>ZZ</u>	(Mod) BLANK CREW		8.00	CH	Prod:	8.0000 CH	Lab Pcs:	2.00	Eqp Pcs:	1.00	
8EX312	Cat 312 Excavator	1.00	8.00	HR	60.220			520		520	
LAB-GEN	Laborer-General	1.00	8.00	MH	55.110	567				567	
OP-EXC	Operator-Exc	1.00	8.00	MH	65.110	669				669	
\$1,756.36	16.0000 MH/LS		16.00	MH	[1038.7]	1,236		520		1,756	
10102000C	DW Bldg Clean-up/Gravel Restoration				Quan:	3,600.00 SF	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
<u>ZZ</u>	(Mod) BLANK CREW		8.00	CH	Prod:	8.0000 CH	Lab Pcs:	4.00	Eqp Pcs:	2.00	
2AGCSBCD	CSBC - Delivered@106%	1.00	94.00	TN	25.000	2,690				2,690	
8EX303	Cat 303.5 Excavator	1.00	8.00	HR	27.495			238		238	
8LDR950	Cat 950 Loader	1.00	8.00	HR	80.800			698		698	
LAB-GEN	Laborer-General	2.00	16.00	MH	55.110	1,133				1,133	
OP-EXC	Operator-Exc	1.00	8.00	MH	65.110	669				669	
OP-LDR	Operator-Loader	1.00	8.00	MH	65.110	669				669	
\$6,098.04	0.0088 MH/SF		32.00	MH	[0.577]	2,472	2,690	936		6,098	
10102000F	Repair DW Bldg Irr Lines				Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
<u>ZZ</u>	(Mod) BLANK CREW		16.00	CH	Prod:	16.0000 CH	Lab Pcs:	3.00	Eqp Pcs:	1.00	
2PIPO	Pipe Purchase Ord@106%	1.00	1.00	LS	800.000	916				916	
8EX303	Cat 303.5 Excavator	1.00	16.00	HR	27.495			475		475	
LAB-PIPE	Laborer-Pipelyr	2.00	32.00	MH	55.800	2,295				2,295	
OP-EXC	Operator-Exc	1.00	16.00	MH	65.110	1,339				1,339	
\$5,024.66	48.0000 MH/LS		48.00	MH	[3053.56]	3,634	916	475		5,025	
====>	Item Totals:	10102000	- Div 02 Sitework								
\$19,670.31	132.0000 MH/LS		132.00	MH	[8647.49]	10,291	3,606	810	4,964		19,670
19,670.310	1 LS					10,290.50	3,606.12	810.00	4,963.69		19,670.31

PARENT ITEM = 10202000
Description = Div 02 Site Pipe

Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

Listing of Sub-Biditems of Parent Item 10202000:

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM	= 10202200										
Description =	12"/10"/8" PD			Land Item Unit =	SCHEDULE: 1	100					
					LF	Takeoff	Quan:	120.000	Engr Quan:		0.000
10202200A	Install			Quan:	120.00 LF	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>ZZ</u>	(Mod) BLANK CREW		16.00	CH	Prod:	60.0000 US	Lab Pcs:	4.00	Eqp Pcs:	2.00	
8EX312	Cat 312 Excavator	1.00	16.00	HR	60.220				1,041		1,041
8LDR950	Cat 950 Loader	1.00	16.00	HR	80.800				1,396		1,396
LAB-PIPE	Laborer-Pipelyr	2.00	32.00	MH	55.800	2,295					2,295
OP-EXC	Operator-Exc	1.00	16.00	MH	65.110	1,339					1,339
OP-LDR	Operator-Loader	1.00	16.00	MH	65.110	1,339					1,339
\$7,409.40	0.5333 MH/LF		64.00	MH	[34.822]	4,973			2,437		7,409
10202200B	Bedding			Quan:	120.00 LF	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
2AGPBD	Pipe Bedding - De@106%	1.00	82.00	TN	25.000	2,347					2,347
10202200C	Fittings			Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>ZZ</u>	(Mod) BLANK CREW		33.00	CH	Prod:	33.0000 CH	Lab Pcs:	1.00	Eqp Pcs:	0.00	
LAB-PIPE	Laborer-Pipelyr	1.00	33.00	MH	55.800	2,367					2,367
\$2,366.57	33.0000 MH/LS		33.00	MH	[1988.71]	2,367					2,367
10202200D	PD CO Assy.			Quan:	2.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>ZZ</u>	BLANK CREW		8.00	CH	Prod:	4.0000 HU	Lab Pcs:	1.00	Eqp Pcs:	0.00	
2ADJVB	Adjust Valve Box@106%	1.00	2.00	EA	350.000	801					801
2PRECPO	Precast Purchase @106%	1.00	2.00	EA	125.000	286					286
LAB-PIPE	Laborer-Pipelyr	1.00	8.00	MH	55.800	574					574
\$1,661.28	4.0000 MH/EA		8.00	MH	[241.055]	574	1,088				1,661
10202200E	CTE			Quan:	4.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>ZZ</u>	(Mod) BLANK CREW		24.00	CH	Prod:	6.0000 HU	Lab Pcs:	3.00	Eqp Pcs:	1.00	
8EX312	Cat 312 Excavator	1.00	24.00	HR	60.220				1,561		1,561
LAB-PIPE	Laborer-Pipelyr	2.00	48.00	MH	55.800	3,442					3,442
OP-EXC	Operator-Exc	1.00	24.00	MH	65.110	2,008					2,008
\$7,011.47	18.0000 MH/EA		72.00	MH	[1145.08]	5,451			1,561		7,011
10202200F	Purchase PD Pipe			Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
2PIPO	Pipe Purchase Ord@106%	1.00	1.00	LS	48,453.000	55,469					55,469
=====>	Item Totals:	10202200	- 12"/10"/8" PD								
\$76,264.55	1.4750 MH/LF		177.00	MH	[93.582]	13,363	58,903		3,998		76,265
635.538	120 LF					111.36	490.86		33.31		635.54

BID ITEM	= 10202300										
Description =	4" UW			Land Item Unit =	SCHEDULE: 1	100					
					LS	Takeoff	Quan:	1.000	Engr Quan:		0.000
10202300A	4" Iso Valves			Quan:	2.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>ZZ</u>	(Mod) BLANK CREW		8.00	CH	Prod:	4.0000 HU	Lab Pcs:	3.00	Eqp Pcs:	1.00	
2ADJVB	Adjust Valve Box@106%	1.00	2.00	EA	350.000	801					801
8EX312	Cat 312 Excavator	1.00	8.00	HR	60.220				520		520
LAB-PIPE	Laborer-Pipelyr	2.00	16.00	MH	55.800	1,147					1,147
OP-EXC	Operator-Exc	1.00	8.00	MH	65.110	669					669
\$3,138.52	12.0000 MH/EA		24.00	MH	[763.385]	1,817	801		520		3,139

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM	= 10202300										
Description =	4" UW				Land Item Unit =	SCHEDULE: 1 LS	100 Takeoff Quan:		1.000	Engr Quan:	0.000
10202300B	Thrust Blocks				Quan:	2.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
<u>ZZ</u>	(Mod) BLANK CREW		4.00	CH	Prod:	2.0000 HU	Lab Pcs:	2.00	Eqp Pcs:	0.00	
2CON3K	Concrete - 3,000 @106%	1.00	1.00	CY	240.000		275			275	
LAB-PIPE	Laborer-Pipelyr	2.00	8.00	MH	55.800	574				574	
\$848.47	4.0000 MH/EA		8.00	MH	[241.055]	574	275			848	
10202300C	Rem 4" Pipe				Quan:	25.00 LF	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
<u>ZZ</u>	(Mod) BLANK CREW		4.00	CH	Prod:	4.0000 CH	Lab Pcs:	3.00	Eqp Pcs:	1.00	
8EX312	Cat 312 Excavator	1.00	4.00	HR	60.220			260		260	
LAB-PIPE	Laborer-Pipelyr	2.00	8.00	MH	55.800	574				574	
OP-EXC	Operator-Exc	1.00	4.00	MH	65.110	335				335	
\$1,168.57	0.4800 MH/LF		12.00	MH	[30.535]	908		260		1,169	
10202300D	Purchase UW Pipe				Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
2PIPO	Pipe Purchase Ord@106%	1.00	1.00	LS	2,977.000		3,408			3,408	
====>	Item Totals:	10202300	- 4" UW								
\$8,563.63	44.0000 MH/LS		44.00	MH	[2772.26]	3,299	4,484		780	8,564	
8,563.630	1 LS					3,299.01	4,484.18		780.44	8,563.63	

BID ITEM	= 10202400										
Description =	6" BS/2" AHP				Land Item Unit =	SCHEDULE: 1 LF	100 Takeoff Quan:		55.000	Engr Quan:	0.000
10202400A	Install				Quan:	55.00 LF	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
<u>ZZ</u>	(Mod) BLANK CREW		8.00	CH	Prod:	55.0000 US	Lab Pcs:	4.00	Eqp Pcs:	2.00	
8EX312	Cat 312 Excavator	1.00	8.00	HR	60.220			520		520	
8LDR950	Cat 950 Loader	1.00	8.00	HR	80.800			698		698	
LAB-PIPE	Laborer-Pipelyr	2.00	16.00	MH	55.800	1,147				1,147	
OP-EXC	Operator-Exc	1.00	8.00	MH	65.110	669				669	
OP-LDR	Operator-Loader	1.00	8.00	MH	65.110	669				669	
\$3,704.71	0.5818 MH/LF		32.00	MH	[37.988]	2,486		1,218		3,705	
10202400B	Bedding				Quan:	55.00 LF	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
2AGPBD	Pipe Bedding - De@106%	1.00	38.00	TN	25.000		1,088			1,088	
10202400C	Fittings				Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
<u>ZZ</u>	(Mod) BLANK CREW		16.00	CH	Prod:	16.0000 CH	Lab Pcs:	1.00	Eqp Pcs:	0.00	
LAB-PIPE	Laborer-Pipelyr	1.00	16.00	MH	55.800	1,147				1,147	
\$1,147.42	16.0000 MH/LS		16.00	MH	[964.22]	1,147				1,147	
10202400D	Valves				Quan:	1.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
<u>ZZ</u>	(Mod) BLANK CREW		6.00	CH	Prod:	6.0000 HU	Lab Pcs:	1.00	Eqp Pcs:	0.00	
2ADJVB	Adjust Valve Box@106%	1.00	1.00	EA	350.000		401			401	
LAB-PIPE	Laborer-Pipelyr	1.00	6.00	MH	55.800	430				430	
\$830.96	6.0000 MH/EA		6.00	MH	[361.58]	430	401			831	
10202400E	CTE				Quan:	3.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
<u>ZZ</u>	(Mod) BLANK CREW		24.00	CH	Prod:	8.0000 HU	Lab Pcs:	3.00	Eqp Pcs:	1.00	

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM = 10202400											
Description =	6" BS/2" AHP				Land Item Unit = LF	SCHEDULE: 1 100	Takeoff Quan:	55.000	Engr Quan:		0.000
8EX312	Cat 312 Excavator	1.00	24.00	HR	60.220				1,561		1,561
LAB-PIPE	Laborer-Pipelyr	2.00	48.00	MH	55.800	3,442					3,442
OP-EXC	Operator-Exc	1.00	24.00	MH	65.110	2,008					2,008
\$7,011.47	24.0000 MH/EA		72.00	MH	[1526.773]	5,451			1,561		7,011
20202100F	Purchase BS Pipe				Quan:	1.00 LS	Hrs/Shft: 8.00	Cal: 508	WC: WA0000		
2PIPO	Pipe Purchase Ord@106%	1.00	1.00	LS	18,570.000		21,259				21,259
=====>	Item Totals:	10202400	- 6" BS/2" AHP								
\$35,041.06	2.2909 MH/LF		126.00	MH	[145.372]	9,515	22,747		2,779		35,041
637.110	55 LF					172.99	413.59		50.53		637.11

Total of Above Sub-Biditems

=====>	Item Totals:	10202000	- Div 02 Site Pipe								
\$119,869.24	347.0000	MH/LS	347.00	MH	[21997.51]	26,177	86,135		7,557		119,869
119,869.240	1	LS				26,177.05	86,134.75		7,557.44		119,869.24

PARENT ITEM = 10202900											
Description =	Div 02 Demolition				Unit =	LS	Takeoff Quan:	1.000	Engr Quan:		1.000

Listing of Sub-Biditems of Parent Item 10202900:

BID ITEM = 10202910											
Description =	Site Pipe Demo				Land Item Unit =	LS	SCHEDULE: 1 100	Takeoff Quan:	1.000	Engr Quan:	0.000
10202910A	2" Pipe Demo				Quan:	90.00 LF	Hrs/Shft: 8.00	Cal: 508	WC: WA0000		
<u>ZZ</u>	(Mod) BLANK CREW			8.00	CH	Prod:	8.0000	CH	Lab Pcs:	4.00	Eqp Pcs: 2.00
3DISP	Disposal Fees	1.00	90.00	LF	5.000				486		486
8EX312	Cat 312 Excavator	1.00	8.00	HR	60.220				520		520
8LDR950	Cat 950 Loader	1.00	8.00	HR	80.800				698		698
LAB-PIPE	Laborer-Pipelyr	2.00	16.00	MH	55.800	1,147					1,147
OP-EXC	Operator-Exc	1.00	8.00	MH	65.110	669					669
OP-LDR	Operator-Loader	1.00	8.00	MH	65.110	669					669
\$4,190.71	0.3555 MH/LF		32.00	MH	[23.215]	2,486		486	1,218		4,191
=====>	Item Totals:	10202910	- Site Pipe Demo								
\$4,190.71	32.0000 MH/LS		32.00	MH	[2089.32]	2,486		486	1,218		4,191
4,190.710	1 LS					2,486.30		486.00	1,218.41		4,190.71

BID ITEM = 10202920											
Description =	Mech Pipe Demo				Land Item Unit =	LS	SCHEDULE: 1 100	Takeoff Quan:	1.000	Engr Quan:	0.000

10202920A	Demo- Mechanical				Quan:	1.00 LS	Hrs/Shft: 8.00	Cal: 508	WC: WA0000		
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****											
<u>EQSET</u>	Equipment Set Crew		192.00	CH	Prod:	192.0000	MU	Lab Pcs:	1.00	Eqp Pcs:	0.00

Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM = 10202920										
Description =	Mech Pipe Demo		Land Item Unit =	SCHEDULE: 1 LS	Takeoff	Quon:	1.000	Engr	Quon:	0.000
211DISP	Div 11 Disposal Allowance	1.00	1.00 LS	2,500.000		2,700				2,700
211HOIST	Div 11 Hoisting Allowance	1.00	48.00 HR	75.000		3,888				3,888
211MATS	Div 11 Consumables/Mats	1.00	1.00 EA	500.000		540				540
211RENT	Div 11 Rental Allowance	1.00	1.00 EA	1,200.000		1,296				1,296
CARP-MILLRT	Carpenter Millwright	1.00	192.00 MH	82.500	20,358					20,358
\$28,781.57	192.0000 MH/LS		192.00 MH	[17107.2]	20,358	8,424				28,782
10202920B Demo Drain & Grout Line										
Quant: 1.00 EA Hrs/Shft: 8.00 Cal: 508 WC: WA0000										
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****										
DE02	Demo Crew - 2 Laborers		2.00 CH	Prod: 4.0000 MU	Lab Pcs:	2.00	Eqp Pcs:	0.00		
203GROUT	Div 3 Misc Grout	1.00	1.00 CF	0.7500	60.000		65			65
215DISP	Div 15 Disposal Allowance	1.00	1.00 EA		50.000		54			54
LAB-GEN	Laborer-General	2.00	4.00 MH		55.110	283				283
\$402.11	4.0000 MH/EA		4.00 MH		[238.08]	283	119			402
===== Item Totals: 10202920 - Mech Pipe Demo										
\$29,183.68	196.0000 MH/LS		196.00 MH		[17345.28]	20,641	8,543			29,184
29,183.680	1 LS					20,640.88	8,542.80			29,183.68

BID ITEM = 10202930										
Description =	Concrete Demo		Land Item Unit =	SCHEDULE: 1 LS	Takeoff	Quon:	1.000	Engr	Quon:	0.000
10202930A Demo 4" Conc Cap @ New Press Location										
Quant: 285.00 SF Hrs/Shft: 8.00 Cal: 508 WC: WA0000										
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****										
DE03	(Mod) Demo Crew - 2 Laborers 1-Mil		12.00 CH	Prod: 12.0000 CH	Lab Pcs:	3.25	Eqp Pcs:	0.25		
203DISP	Div 3 Disposal Al@106%	1.00	4.00 TN		35.000		160			160
203RENT	Div 3 Rental Allo@106%	1.00	1.00 LS		500.000		572			572
8TRDTS	Dump Truck Solo	0.25	3.00 HR		99.500			322		322
CARP-MILLRT	Carpenter Millwright	1.00	12.00 MH		82.500	1,272				1,272
LAB-GEN	Laborer-General	2.00	24.00 MH		55.110	1,700				1,700
TRKDRVR-TRLR	Truck Driver w/Trlr	0.25	3.00 MH		63.730	246				246
\$4,272.98	0.1368 MH/SF		39.00 MH		[9.488]	3,218	733		322	4,273
10202930B Remove Exst Fill from under Cap										
Quant: 32.00 TN Hrs/Shft: 8.00 Cal: 508 WC: WA0000										
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****										
ZZ	(Mod) BLANK CREW		8.00 CH	Prod: 8.0000 CH	Lab Pcs:	3.00	Eqp Pcs:	2.00		
202DISP	Div 2 Disposal Al@106%	1.00	32.00 TN		25.000		916			916
8EX303	Cat 303.5 Excavator	1.00	8.00 HR		27.495			238		238
8LDR226	Cat 226 Skid Steer	1.00	8.00 HR		36.787			318		318
LAB-GEN	Laborer-General	1.00	8.00 MH		55.110	567				567
OP-EXC	Operator-Exc	1.00	8.00 MH		65.110	669				669
OP-LDR	Operator-Loader	1.00	8.00 MH		65.110	669				669
\$3,376.71	0.7500 MH/TN		24.00 MH		[50.039]	1,906	916		555	3,377
10202930C Demo Conc Curb/Catwalk Piers @ Removed B										
Quant: 1.00 EA Hrs/Shft: 8.00 Cal: 508 WC: WA0000										
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****										
ZZ	(Mod) BLANK CREW		8.00 CH	Prod: 8.0000 CH	Lab Pcs:	2.15	Eqp Pcs:	2.00		
203DISP	Div 3 Disposal Al@106%	1.00	3.00 TN		25.000		86			86
8LDR226	Cat 226 Skid Steer	1.00	8.00 HR		36.787			318		318
8TRDTS	Dump Truck Solo	1.00	8.00 HR		99.500			860		860
LAB-GEN	Laborer-General	1.00	8.00 MH		55.110	567				567
OP-LDR	Operator-Loader	1.00	8.00 MH		65.110	669				669

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM	= 10202930										
Description =	Concrete Demo										
			Land Item		SCHEDULE: 1	100					
			Unit =		LS	Takeoff Quan:		1.000	Engr Quan:		0.000
TRKDRVR-TRLR	Truck Driver w/Trlr	0.15	1.20	MH	63.730	98					98
\$2,597.72	17.2000 MH/EA		17.20	MH	[1121.3]	1,334	86		1,178		2,598
10202930D	Demo Conc Pilasters @ Removed BFP				Quan:	6.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****											
<u>ZZ</u>	(Mod) BLANK CREW		24.00	CH	Prod:	4.0000 HU	Lab Pcs:	2.00	Eqp Pcs:	1.00	
203DISP	Div 3 Disposal Al@106%	1.00	1.50	TN	25.000		43				43
8LDR226	Cat 226 Skid Steer	1.00	24.00	HR	36.787				954		954
8TRDTS	Dump Truck Solo		0.00	HR	99.500						
LAB-GEN	Laborer-General	1.00	24.00	MH	55.110	1,700					1,700
OP-LDR	Operator-Loader	1.00	24.00	MH	65.110	2,008					2,008
TRKDRVR-TRLR	Truck Driver w/Trlr		0.00	MH	63.730						
\$4,704.60	8.0000 MH/EA		48.00	MH	[519.352]	3,708	43		954		4,705
=====	Item Totals:	10202930	- Concrete Demo								
\$14,952.01	128.2000 MH/LS		128.20	MH	[8542.8]	10,166	1,777		3,009		14,952
14,952.010	1 LS					10,165.94	1,777.30		3,008.77		14,952.01

Total of Above Sub-Biditems

=====	Item Totals:	10202900	- Div 02 Demolition								
\$48,326.40	356.2000 MH/LS		356.20	MH	[27977.4]	33,293	10,320	486	4,227		48,326
48,326.400	1 LS					33,293.12	10,320.10	486.00	4,227.18		48,326.40

PARENT ITEM = 10303000

Description = Div 03 Concrete Unit = CY Takeoff Quan: 0.120 Engr Quan: 0.120

Listing of Sub-Biditems of Parent Item 10303000:

BID ITEM	= 10303100										
Description =	WW Boster Pump Pad										
			Land Item		SCHEDULE: 1	100					
			Unit =		CY	Takeoff Quan:		0.120	Engr Quan:		0.000
10303100A	Prep Concrete for Pour				Quan:	9.00 SF	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
<u>COFO</u>	Concrete Forming Crew		0.03	CH	Risk %:	100.00 RF	Lab Pcs:	7.00	Eqp Pcs:	0.00	
303M07	Sandblasting	1.00	9.00	SF	1.000		10				10
CARP	Carpenter-General	4.00	0.15	MH	65.490	13					13
CARP-FRMN	Carpenter-Foreman	1.00	0.04	MH	67.000	3					3
LAB-GEN	Laborer-General	2.00	0.08	MH	55.110	6					6
\$31.47	0.0300 MH/SF		0.27	MH	[2.03]	22		10			31
10303100C	Form Equipment Pads				Quan:	5.00 SF	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
**** Copied from 073026 - Selah WWTP Phase 2 ****											
<u>COFO</u>	Concrete Forming Crew		0.62	CH	Risk %:	100.00 RF	Lab Pcs:	7.00	Eqp Pcs:	0.00	
203ABOLTS	Misc. Anchor Bolt@106%	1.00	4.00	EA	5.000	23					23
203EPOXY	Drill/Epoxy Glue @106%	1.00	8.00	EA	8.000	73					73
303A04	One Sided Footing Forms	1.00	5.00	SF	4.500		24				24
303B25	Chamfer 3/4"	1.00	12.00	LF	0.250		3				3
CARP	Carpenter-General	4.00	2.51	MH	65.490	211					211
CARP-FRMN	Carpenter-Foreman	1.00	0.63	MH	67.000	54					54

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM	= 10303100										
Description =	WW Boster Pump Pad				Land Item Unit =	SCHEDULE: 1 100 CY Takeoff	Quan:	0.120	Engr Quan:		0.000
LAB-GEN	Laborer-General	2.00	1.26 MH		55.110	89					89
\$478.46	0.8800 MH/SF		4.40 MH		[59.622]	355	96	28			478
10303100D	Pour Pads				Quan:	0.12 CY	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
<u>COPO</u>	Concrete Pouring Crew		0.00 CH		Risk %:	100.00 RF	Lab Pcs:	7.00	Eqp Pcs:		0.00
203D04	4000 psi Concrete@106%	1.00	0.12 CY	0.5000	250.000		34				34
CARP	Carpenter-General	4.00	0.03 MH		65.490	3					3
LAB-GEN	Laborer-General	3.00	0.03 MH		55.110	2					2
\$38.98	0.5000 MH/CY		0.06 MH		[32.583]	5	34				39
10303100E	Trowel/Float/Cure				Quan:	9.00 SF	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
<u>COPO</u>	Concrete Pouring Crew		0.02 CH		Risk %:	100.00 RF	Lab Pcs:	7.00	Eqp Pcs:		0.00
203E01	Cure w/compou 1@106%	1.00	14.00 SF	0.0020	0.060		1				1
303H02	Finish- Hard Trowel 1	1.00	9.00 SF	0.0120	0.010						
303I02	Cure With Burlap / W 1	1.00	9.00 SF	0.0020	0.080			1			1
403FINISH	Concrete Finish Subcontract	1.00	0.00 SF		1.850						
CARP	Carpenter-General	4.00	0.09 MH		65.490	8					8
LAB-GEN	Laborer-General	3.00	0.07 MH		55.110	5					5
\$14.37	0.0177 MH/SF		0.16 MH		[1.17]	13	1	1			14
10303100F	Exposed Concrete Wall Finish				Quan:	5.00 SF	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
<u>COFI</u>	Concrete Finishing Crew		0.05 CH		Risk %:	200.00 RF	Lab Pcs:	4.00	Eqp Pcs:		0.00
303M02	Grind & Sack 1	1.00	5.00 SF	0.0200	0.100		1				1
CEM	Cement Mason	2.00	0.10 MH		59.640	8					8
LAB-GEN	Laborer-General	2.00	0.10 MH		55.110	7					7
\$15.28	0.0400 MH/SF		0.20 MH		[2.478]	15		1			15
=====>	Item Totals:	10303100	- WW Boster Pump Pad								
\$578.56	42.4166 MH/CY		5.09 MH		[2860.083]	408	131	39			579
4,821.333	0.12 CY					3,403.42	1,095.58	322.33			4,821.33
BID ITEM	= 10303900										
Description =	DW Rebar				Land Item Unit =	SCHEDULE: 1 100 LS Takeoff	Quan:	1.000	Engr Quan:		0.000
10303900A	DW Rebar				Quan:	0.12 CY	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
403200	Rebar Sub	1.00	0.12 CY		450.000					58	58
Total of Above Sub-Biditems											
=====>	Item Totals:	10303000	- Div 03 Concrete								
\$636.88	42.4166 MH/CY		5.09 MH		[2860.083]	408	131	39		58	637
5,307.333	0.12 CY					3,403.42	1,095.58	322.33		486.00	5,307.33
BID ITEM	= 10304000										
Description =	Div 04 Masonry				Land Item Unit =	SCHEDULE: 1 100 LS Takeoff	Quan:	1.000	Engr Quan:		1.000

Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM	= 10304000										
Description =	Div 04 Masonry										
			Land Item		SCHEDULE:	1	100				
			Unit =		LS	Takeoff	Quan:	1.000	Engr	Quan:	1.000
10304000A	Grind & Fill Masonry Block Wall @ DW Can		Quan:		3.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>CA01</u>	Carpenter		12.00	CH	Prod:	4.0000 MU	Lab Pcs:	1.00	Eqp Pcs:	0.00	
204MISC	Div 4 Misc Mats@106%	1.00	1.00	EA	150.000		172				172
4042000	Masonry Sub	1.00	1.00	LS	3,500.000					3,780	3,780
CARP	Carpenter-General	1.00	12.00	MH	65.490	1,010					1,010
\$4,961.74	4.0000 MH/EA		12.00	MH	[282.917]	1,010	172			3,780	4,962
=====>	Item Totals:	10304000	- Div 04 Masonry								
\$4,961.74	12.0000 MH/LS		12.00	MH	[848.75]	1,010	172			3,780	4,962
4,961.740	1 LS					1,010.02	171.72			3,780.00	4,961.74

BID ITEM	= 10305000										
Description =	Div 5 Metals										
			Land Item		SCHEDULE:	1	100				
			Unit =		LS	Takeoff	Quan:	1.000	Engr	Quan:	1.000
10305000A	Install 2x2x1/4" SS Angles for FRP Grati		Quan:		30.00 LF	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>ZZ</u>	(Mod) BLANK CREW		12.26	CH	Risk %:	110.00 RF	Lab Pcs:	1.00	Eqp Pcs:	0.00	
2055000	Misc Metals Fabri@106%	1.00	1.00	LS	1,800.000		2,061				2,061
2055300A	Install Ledger An@106%	1.00	30.00	LF	32.000		1,099				1,099
205ABSS1260	1/2" x 6" SS Anch@106%	1.00	19.00	EA	25.000		544				544
IRONWRKR	Iron Worker	1.00	12.27	MH	78.440	1,237					1,237
\$4,940.39	0.4090 MH/LF		12.27	MH	[34.649]	1,237	3,703				4,940
10305000B	Install 24x24 x 1" Deep Bar Grate over B		Quan:		1.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>CA01</u>	Carpenter		0.50	CH	Prod:	0.5000 MU	Lab Pcs:	1.00	Eqp Pcs:	0.00	
2055300	Metal Grating@106%	1.00	1.00	LS	550.000		630				630
CARP	Carpenter-General	1.00	0.50	MH	65.490	42					42
\$671.73	0.5000 MH/EA		0.50	MH	[35.37]	42	630				672
=====>	Item Totals:	10305000	- Div 5 Metals								
\$5,612.12	12.7700 MH/LS		12.77	MH	[1074.83]	1,279	4,333				5,612
5,612.120	1 LS					1,279.05	4,333.07				5,612.12

BID ITEM	= 10306000										
Description =	Div 06 FRP Grating										
			Land Item		SCHEDULE:	1	100				
			Unit =		LS	Takeoff	Quan:	1.000	Engr	Quan:	1.000
10306000A	Install FRP Grating @ BFP		Quan:		40.00 SF	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****											
<u>CA01</u>	Carpenter		2.49	CH	Prod:	0.0623 HU	Lab Pcs:	1.00	Eqp Pcs:	0.00	
206FRPGRATE	2" FRP Grating@106%	1.00	40.00	SF	30.000		1,374				1,374
CARP	Carpenter-General	1.00	2.49	MH	65.490	210					210
\$1,583.33	0.0622 MH/SF		2.49	MH	[4.403]	210	1,374				1,583
=====>	Item Totals:	10306000	- Div 06 FRP Grating								
\$1,583.33	2.4900 MH/LS		2.49	MH	[176.11]	210	1,374				1,583
1,583.330	1 LS					209.57	1,373.76				1,583.33

Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM	= 10409000									
Description =	Div 09 Finishes		Land Item Unit =	SCHEDULE: 1 LS	100 Takeoff Quan:		1.000	Engr Quan:		1.000
10409000A	Project 1 Paint				Quan: 1.00 LS	Hrs/Shft: 8.00	Cal: 508	WC: WA0000		
4099600	High-Performance Coating	1.00	1.00 LS	25,000.000				27,000		27,000
10409000B	Prep & Repaint Exst BS Feed Piping & Rel				Quan: 1.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: WA0000		
4099600	High-Performance Coating	1.00	1.00 LS	10,000.000				10,800		10,800
=====>	Item Totals: 10409000 - Div 09 Finishes				[]			37,800		37,800
\$37,800.00								37,800.00		37,800.00
37,800.000	1 LS									

BID ITEM	= 10511000									
Description =	Div 11 Process Equipment		Land Item Unit =	SCHEDULE: 1 LS	100 Takeoff Quan:		1.000	Engr Quan:		1.000
10511000A	Install Sludge Conveyor 720-3				Quan: 1.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: WA0000		
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****										
<u>EQSET</u>	Equipment Set Crew		24.00 CH	Prod: 24.0000 MU	Lab Pcs:	1.00	Eqp Pcs:	0.00		
211AB	Anchor Bolt Allow@106%	1.00	1.00 LS	2,000.000	2,290			2,290		
211HOIST	Div 11 Hoisting A@106%	1.00	4.00 HR	150.000	687			687		
211MATS	Div 11 Consumable@106%	1.00	1.00 EA	800.000	916			916		
211MISC	Misc Equip Instal@106%	1.00	24.00 MH	7.000	192			192		
911100	Phase 1 Conveyor Pkg	1.00	1.00 LS	0.000						
911100A	Conveyor 720-3	1.00	1.00 EA	1.000		1		1		
CARP-MILLRT	Carpenter Millwright	1.00	24.00 MH	82.500	2,545			2,545		
\$6,630.43	24.0000 MH/EA		24.00 MH	[2138.4]	2,545	4,085	1	6,630		
10511000B	Install Sludge Conveyor 720-4				Quan: 1.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: WA0000		
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****										
<u>EQSET</u>	Equipment Set Crew		24.00 CH	Prod: 24.0000 MU	Lab Pcs:	1.00	Eqp Pcs:	0.00		
211AB	Anchor Bolt Allow@106%	1.00	1.00 LS	1.000	1			1		
211HOIST	Div 11 Hoisting A@106%	1.00	4.00 HR	150.000	687			687		
211MATS	Div 11 Consumable@106%	1.00	1.00 EA	800.000	916			916		
211MISC	Misc Equip Instal@106%	1.00	24.00 MH	7.000	192			192		
911100B	Conveyor 720-4	1.00	1.00 EA	1.000		1		1		
CARP-MILLRT	Carpenter Millwright	1.00	24.00 MH	82.500	2,545			2,545		
\$4,341.97	24.0000 MH/EA		24.00 MH	[2138.4]	2,545	1,796	1	4,342		
10511000C	Modify Exist Conveyor Receiving Hopper				Quan: 1.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: WA0000		
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****										
<u>EQSET</u>	Equipment Set Crew		16.00 CH	Prod: 16.0000 MU	Lab Pcs:	1.00	Eqp Pcs:	0.00		
211HOIST	Div 11 Hoisting A@106%	1.00	8.00 HR	75.000	687			687		
211MATS	Div 11 Consumable@106%	1.00	1.00 EA	3,750.000	4,293			4,293		
211MISC	Misc Equip Instal@106%	1.00	16.00 MH	7.000	128			128		
CARP-MILLRT	Carpenter Millwright	1.00	16.00 MH	82.500	1,696			1,696		
\$6,804.56	16.0000 MH/EA		16.00 MH	[1425.6]	1,696	5,108		6,805		
10511000D	Modify Exst Conveyor Supports				Quan: 2.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: WA0000		
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****										
<u>EQSET</u>	Equipment Set Crew		32.00 CH	Prod: 16.0000 MU	Lab Pcs:	1.00	Eqp Pcs:	0.00		
211ANCH	Div 11 Anchor All@106%	1.00	16.00 EA	40.000	733			733		

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM	= 10511000										
Description =	Div 11 Process Equipment				Land Item Unit =	SCHEDULE: 1 100 LS Takeoff	Quan:	1.000	Engr Quan:		1.000
211MATS	Div 11 Consumable@106%	1.00	1.00	EA	500.000		572				572
211MISC	Misc Equip Instal@106%	1.00	16.00	MH	7.000		128				128
211WELD	Welding Sub Allow@106%	1.00	2.00	EA	500.000		1,145				1,145
CARP-MILLRT	Carpenter Millwright	1.00	32.00	MH	82.500	3,393					3,393
\$5,971.02	16.0000 MH/EA		32.00	MH	[1425.6]	3,393	2,578				5,971
10511000E	R & R Motor & Gearbox on Screw Conv 720-				Quan:	1.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
<u>EQSET</u>	Equipment Set Crew		16.00	CH	Prod:	16.0000 MU	Lab Pcs:	1.00	Eqp Pcs:	0.00	
2115HP460	5 HP 460/3ph Moto@106%	1.00	1.00	EA	0.110						
211HOIST	Div 11 Hoisting A@106%	1.00	4.00	HR	50.000		229				229
211MATS	Div 11 Consumable@106%	1.00	1.00	EA	125.000		143				143
211MISC	Misc Equip Instal@106%	1.00	16.00	MH	7.000		128				128
CARP-MILLRT	Carpenter Millwright	1.00	16.00	MH	82.500	1,696					1,696
\$2,196.87	16.0000 MH/EA		16.00	MH	[1425.6]	1,696	500				2,197
10511000Z	Conveyor Start Up Support				Quan:	1.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****											
<u>EQSET</u>	Equipment Set Crew		48.00	CH	Prod:	48.0000 MU	Lab Pcs:	1.00	Eqp Pcs:	0.00	
CARP-MILLRT	Carpenter Millwright	1.00	48.00	MH	82.500	5,089					5,089
\$5,089.39	48.0000 MH/EA		48.00	MH	[4276.8]	5,089					5,089
=====	Item Totals:	10511000	- Div 11 Process Equipment								
\$31,034.24	160.0000 MH/LS		160.00	MH	[14256]	16,965	14,067	2			31,034
31,034.240	1 LS					16,964.64	14,067.44	2.16			31,034.24

BID ITEM	= 10613000										
Description =	Div 13 OP Equipment				Land Item Unit =	SCHEDULE: 1 100 LS Takeoff	Quan:	1.000	Engr Quan:		1.000
10613000AA	Install Belt Filter Press Table Assm				Quan:	1.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****											
<u>EQSET</u>	Equipment Set Crew		32.00	CH	Prod:	32.0000 MU	Lab Pcs:	1.00	Eqp Pcs:	0.00	
211AB	Anchor Bolt Allow@106%	1.00	1.00	LS	4,000.000		4,579				4,579
211HOIST	Div 11 Hoisting A@106%	1.00	4.00	HR	375.000		1,717				1,717
211MATS	Div 11 Consumable@106%	1.00	1.00	EA	1,200.000		1,374				1,374
211MISC	Misc Equip Instal@106%	1.00	32.00	MH	7.000		256				256
413PRESSENG	BDP Press Anchor Bolt Eng	1.00	1.00	LS	5,000.000				5,400		5,400
913BFP	BDP Belt Filter Press Pkg	1.00	1.00	LS	0.000						
CARP-MILLRT	Carpenter Millwright	1.00	32.00	MH	82.500	3,393					3,393
\$16,719.53	32.0000 MH/EA		32.00	MH	[2851.2]	3,393	7,927		5,400		16,720
10613000A	Receive & Unload Equipment				Quan:	1.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****											
<u>EQSET</u>	Equipment Set Crew		16.00	CH	Prod:	16.0000 MU	Lab Pcs:	1.00	Eqp Pcs:	0.00	
211HOIST	Div 11 Hoisting A@106%	1.00	4.00	HR	375.000		1,717				1,717
211HOISTMOB	Hoisting Mob Fee@106%	1.00	1.00	EA	1,500.000		1,717				1,717
CARP-MILLRT	Carpenter Millwright	1.00	16.00	MH	82.500	1,696					1,696
\$5,130.86	16.0000 MH/EA		16.00	MH	[1425.6]	1,696	3,434				5,131
10613000B	Install Belt Filter Press Roller Assm				Quan:	1.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****											
<u>EQSET</u>	Equipment Set Crew		32.00	CH	Prod:	32.0000 MU	Lab Pcs:	1.00	Eqp Pcs:	0.00	
211HOIST	Div 11 Hoisting A@106%	1.00	4.00	HR	375.000		1,717				1,717

Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM = 10613000										
Description =	Div 13 OP Equipment		Land Item Unit =	SCHEDULE: 1 100 LS Takeoff	Qua:		1.000	Engr Qua:		1.000
211HOISTMOB	Hoisting Mob Fee@106%	1.00	2.00 EA	1,500.000		3,434				3,434
211MATS	Div 11 Consumable@106%	1.00	1.00 EA	1,200.000		1,374				1,374
211MISC	Misc Equip Instal@106%	1.00	32.00 MH	7.000		256				256
913BFP	BDP Belt Filter Press Pkg	1.00	1.00 LS	1.000			1			1
CARP-MILLRT	Carpenter Millwright	1.00	32.00 MH	82.500	3,393					3,393
\$10,175.81	32.0000 MH/EA		32.00 MH	[2851.2]	3,393	6,782	1			10,176
10613000C Level & Grout Equipment										
Quant: 2.00 EA Hrs/Shft: 8.00 Cal: 508 WC: WA0000										
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****										
<u>EQSET</u>	Equipment Set Crew		32.00 CH	Prod: 16.0000 MU	Lab Pcs:	1.00	Eqp Pcs:	0.00		
211MATS	Div 11 Consumable@106%	1.00	2.00 EA	300.000	687					687
CARP-MILLRT	Carpenter Millwright	1.00	32.00 MH	82.500	3,393					3,393
\$4,079.81	16.0000 MH/EA		32.00 MH	[1425.6]	3,393	687				4,080
10613000D Place grout slope in BFP Basin										
Quant: 7.00 CY Hrs/Shft: 8.00 Cal: 508 WC: WA0000										
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****										
<u>CA01</u>	Carpenter		8.00 CH	Prod: 8.0000 CH	Lab Pcs:	1.00	Eqp Pcs:	0.00		
203D01	2000 psi Lean Con@106%	1.00	7.00 CY	0.3500 260.000	2,084					2,084
CARP	Carpenter-General	1.00	8.00 MH	65.490	673					673
\$2,756.88	1.1428 MH/CY		8.00 MH	[80.834]	673	2,084				2,757
10613000F Install Upgraded/Retrofit Washwater Syst										
Quant: 1.00 EA Hrs/Shft: 8.00 Cal: 508 WC: WA0000										
<u>EQSET</u>	Equipment Set Crew		48.00 CH	Prod: 48.0000 MU	Lab Pcs:	1.00	Eqp Pcs:	0.00		
211MATS	Div 11 Consumable@106%	1.00	1.00 EA	400.000	458					458
211MISC	Misc Equip Instal@106%	1.00	48.00 MH	7.000	385					385
911WWSU	Wash Water Sys Upgrade P	1.00	1.00 LS	2,000.000		2,160				2,160
CARP-MILLRT	Carpenter Millwright	1.00	48.00 MH	82.500	5,089					5,089
\$8,091.96	48.0000 MH/EA		48.00 MH	[4276.8]	5,089	843	2,160			8,092
10613000Z Startup Assistannce										
Quant: 5.00 DAY Hrs/Shft: 8.00 Cal: 508 WC: WA0000										
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****										
<u>EQSET</u>	Equipment Set Crew		80.00 CH	Prod: 16.0000 MU	Lab Pcs:	1.00	Eqp Pcs:	0.00		
211STARTUP	Div 11 Startup Mi@106%	1.00	5.00 DAY	125.000	716					716
CARP-MILLRT	Carpenter Millwright	1.00	80.00 MH	82.500	8,482					8,482
\$9,197.82	16.0000 MH/DAY		80.00 MH	[1425.6]	8,482	716				9,198
====> Item Totals: 10613000 - Div 13 OP Equipment										
\$56,152.67	248.0000 MH/LS		248.00 MH	[21949.84]	26,120	22,471	2,161	5,400		56,153
56,152.670	1 LS				26,120.30	22,471.29	2,161.08	5,400.00		56,152.67

PARENT ITEM = 10715000
Description = Div 15 Process Pipe Unit = LS Takeoff Qua: 1.000 Engr Qua: 1.000

Listing of Sub-Biditems of Parent Item 10715000:

PARENT ITEM = 10715060
Description = Process Pipe Systems Unit = LS Takeoff Qua: 1.000 Engr Qua: 1.000

Listing of Sub-Biditems of Parent Item 10715060:

Direct Cost Report

Activity	Desc	Quantity	Unit	MH/Unit	Unit Cost	Labor	Perm	Constr	Equip	Sub-	Total
Resource		Pcs					Material	Matl/Exp	Ment	Contract	

BID ITEM = 10715062 Land Item SCHEDULE: 1 100
Description = UW Line Unit = LS Takeoff Quan: 1.000 Engr Quan: 0.000

10715062AA UW Line 3" BP to BFP Quan: 1.00 EA Hrs/Shft: 8.00 Cal: 508 WC: WA0000

**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****

<u>PP01</u>	Pipefitter - 1 Man Crew			55.03	CH		Risk %:	110.00 RF	Lab Pcs:	1.00	Eqp Pcs:	0.00
215BNGSS030	3" S/S BNG KITS@106%	1.00	15.00	EA		45.000		773				773
215DIBFT03	DI Blind Flange 3@106%	1.00	4.00	EA	0.5000	1.000		5				5
215DIF903	DI Flanged 90 ell@106%	1.00	4.00	EA	2.0000	1.000		5				5
215DIFT03	DI Flanged Tee 3"@106%	1.00	2.00	EA	3.0000	1.000		2				2
215DISFF03	FL X FL DI SPL 3"@106%	1.00	6.00	EA	1.5000	1.000		7				7
215DISP03	DI Spool Piping 3@106%	1.00	46.00	LF		1.000		53				53
215GMIF005	1/2" AVG GALV MI @106	1.00	8.00	EA	0.1800	4.200		38				38
215GMIF015	1-1/2" AVG GALV M@10	1.00	9.00	EA	0.4400	22.550		232				232
215GMIF020	2" AVG GALV MI FT@10	1.00	6.00	EA	0.5400	34.270		235				235
215GSN005	1/2" GS Nipple@106%	1.00	7.00	EA	0.0500	4.000		32				32
215GSN02	2" GS Nipple@106%	1.00	4.00	EA	0.1500	10.130		46				46
215GSP4015	1-1/2" GALV SCH 4@106	1.00	21.00	LF	0.0600	8.000		192				192
215GSP4020	2" GALV SCH 40 T @106	1.00	10.00	LF	0.0710	9.400		108				108
215HCHS030	Hanger SS Clevis @106%	1.00	9.00	EA	0.6800	115.500		1,190				1,190
215PGA	PRESS GAUGE ASSM @1	1.00	2.00	EA	1.0000	600.000		1,374				1,374
215VBBV005	Ball Brnz 150# 1/@106%	1.00	1.00	EA	0.2500	12.990		15				15
215VBBV015	Ball Brnz 150# 1-@106%	1.00	3.00	EA	0.4500	78.800		271				271
215VBGV020	Brs Gate NRS Srd @106%	1.00	1.00	EA	0.7500	91.000		104				104
215VSV030	3" Solenoind Vlv@106%	1.00	1.00	EA	2.0000	1.000		1				1
215ZZPSA	Press Switch Assm@106%	1.00	1.00	EA	1.0000	0.160						
PIPEFTR	PipeFitter	1.00	55.03	MH		100.410	7,101					7,101
\$11,784.54	55.0300 MH/EA		55.03	MH		[5967.6]	7,101	4,683				11,785

10715062BB UW Line 3" EC to Booster Pump Suction Quan: 1.00 EA Hrs/Shft: 8.00 Cal: 508 WC: WA0000

**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****

<u>PP01</u>	Pipefitter - 1 Man Crew			25.74	CH		Risk %:	110.00 RF	Lab Pcs:	1.00	Eqp Pcs:	0.00
215BNGCS030	3" C/S BNG KITS@106%	1.00	1.00	EA		30.000		34				34
215BNGCS040	4" C/S BNG KITS@106%	1.00	3.00	EA		30.000		103				103
215CTE040	C-to-E Line 4"@106%	1.00	1.00	EA	2.0000	40.000		46				46
215DIBFT03	DI Blind Flange 3@106%	1.00	1.00	EA	0.5000	1.000		1				1
215DIFRC0403	DI Flanged Con Re@106%	1.00	1.00	EA	1.2000	1.000		1				1
215DIFT04	DI Flanged Tee 4"@106%	1.00	1.00	EA	3.0000	1.000		1				1
215DISFF03	FL X FL DI SPL 3"@106%	1.00	1.00	EA	1.5000	1.000		1				1
215DISP03	DI Spool Piping 3@106%	1.00	10.00	LF		1.000		11				11
215FCA04	4" FCA@106%	1.00	2.00	EA	1.8000	138.000		316				316
215GMIF005	1/2" AVG GALV MI @106	1.00	5.00	EA	0.1800	4.200		24				24
215GMIF020	2" AVG GALV MI FT@10	1.00	5.00	EA	0.5400	34.270		196				196
215GSN005	1/2" GS Nipple@106%	1.00	1.00	EA	0.0500	4.000		5				5
215GSN02	2" GS Nipple@106%	1.00	5.00	EA	0.1500	10.130		58				58
215GSP4020	2" GALV SCH 40 T @106	1.00	10.00	LF	0.0710	9.400		108				108
215HCHS030	Hanger SS Clevis @106%	1.00	3.00	EA	0.6800	115.500		397				397
215PGA	PRESS GAUGE ASSM @1	1.00	1.00	EA	1.0000	600.000		687				687
215VBBV005	Ball Brnz 150# 1/@106%	1.00	1.00	EA	0.2500	12.990		15				15
215VBGV020	Brs Gate NRS Srd @106%	1.00	2.00	EA	0.7500	91.000		208				208
215ZZYSTR02	2" Bronze Wye Str@106%	1.00	2.00	EA	0.8500	1.000		2				2
2PIPE	Mech Pipe Purchas@106%	1.00	1.00	EA		1.000		1				1
PIPEFTR	PipeFitter	1.00	25.74	MH		100.410	3,322					3,322
\$5,537.38	25.7400 MH/EA		25.74	MH		[2791.31]	3,322	2,216				5,537

10715062CB UW Line 1-1/2" 3" Main to BFP Conn Quan: 1.00 EA Hrs/Shft: 8.00 Cal: 508 WC: WA0000

**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****

<u>PP01</u>	Pipefitter - 1 Man Crew			16.69	CH		Risk %:	110.00 RF	Lab Pcs:	1.00	Eqp Pcs:	0.00
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Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM = 10715062											
Description =	UW Line		Land Item Unit =		SCHEDULE: 1 100 LS Takeoff Quan:			1.000	Engr Quan:		0.000
215GMIF015	1-1/2" AVG GALV M@10	1.00	12.00 EA	0.4400	22.550		310				310
215GSP4015	1-1/2" GALV SCH 4@106	1.00	30.00 LF	0.0600	8.000		275				275
215HUSS015	S/S UNISTRUT PIPE@106	1.00	9.00 EA	0.5000	83.540		861				861
215SSFH01512	1-1/2"x12" SS Fle@106%	1.00	3.00 EA	0.7500	159.000		546				546
215VBBV015	Ball Brnz 150# 1-@106%	1.00	3.00 EA	0.4500	78.800		271				271
PIPEFTR	PipeFitter	1.00	16.70 MH		100.410	2,155					2,155
\$4,417.06	16.7000 MH/EA		16.70 MH		[1811]	2,155	2,262				4,417
=====> Item Totals: 10715062 - UW Line											
\$21,738.98	97.4700 MH/LS		97.47 MH		[10569.91]	12,578	9,161				21,739
21,738.980	1 LS					12,578.21	9,160.77				21,738.98

BID ITEM = 10715064											
Description =	BS Line		Land Item Unit =		SCHEDULE: 1 100 LS Takeoff Quan:			1.000	Engr Quan:		0.000

10715064A BS Line 6" YPC to BFP Conn Quan: 1.00 EA Hrs/Shft: 8.00 Cal: 508 WC: WA0000

**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****

<u>PP01</u>	Pipefitter - 1 Man Crew		60.32 CH		Risk %:	110.00 RF	Lab Pcs:	1.00	Eqp Pcs:	0.00
215ABSS5875	5/8" x 7-1/2" SS @106%	1.00	4.00 EA	0.3500	45.000	206				206
215BNGCS040	4" C/S BNG KITS@106%	1.00	12.00 EA		16.000	220				220
215BNGCS060	6" C/S BNG KITS@106%	1.00	14.00 EA		9.000	144				144
215DIF906G	6" DI 90 Ell FxF @106%	1.00	4.00 EA	2.5000	1.000	5				5
215DIF9B04G	4" DI 90 Base Ell@106%	1.00	1.00 EA	3.2000	1.000	1				1
215DIFRE0604	DI Flanged Ecc Re@106%	1.00	3.00 EA	1.5000	1.000	3				3
215DISGFF04	4" DI Spl FxF G/L@106%	1.00	4.00 EA	1.2000	168.000	769				769
215DISGFF06	6" DI Spl FxF G/L@106%	1.00	6.00 EA	1.2000	1.000	7				7
215DISPG040	4" DI Spl Pipe G/@106%	1.00	10.00 LF		1.000	11				11
215DISPG060	6" DI Spl Pipe G@106%	1.00	56.00 LF		1.000	64				64
215DISTAP020	2" SPOOL OUTLET-T@10	1.00	1.00 EA	0.2500	75.000	86				86
215HCHS040	Hanger SS Clevis @106%	1.00	3.00 EA	0.8300	210.460	723				723
215HCHS060	6" SS Clevis Hang@106%	1.00	7.00 EA		255.330	2,046				2,046
215VIPVF06	Flg Plug Valve 6"@106%	1.00	2.00 EA	2.5000	1.000	2				2
215ZZFM040	4" Mag Flow Meter@106%	1.00	1.00 EA	2.0000	6,000.000	6,869				6,869
215ZZINJ04	Poly Inject Ring @106%	1.00	2.00 EA	4.0000	0.130					
215ZZINJSPL0	Inj Assm Spool w@106%	1.00	1.00 EA	2.0000	250.000	286				286
215ZZSM04	4" Static Mixer A@106%	1.00	2.00 EA	2.0000	0.130					
2PIPE	Mech Pipe Purchas@106%	1.00	1.00 EA		46,600.000	53,348				53,348
PIPEFTR	PipeFitter	1.00	60.32 MH		100.410	7,784				7,784
\$72,575.44	60.3200 MH/EA		60.32 MH		[6541.27]	7,784	64,791			72,575

10715064B Demo Exst Piping at New BFP Conn BF-700 Quan: 1.00 EA Hrs/Shft: 8.00 Cal: 508 WC: WA0000

<u>DE02</u>	Demo Crew - 2 Laborers		4.00 CH		Prod:	8.0000 MU	Lab Pcs:	2.00	Eqp Pcs:	0.00
215DISP	Div 15 Disposl A@106%	1.00	1.00 EA		150.000	172				172
215MISC	Misc Div 15 Mat's@106%	1.00	1.00 EA		50.000	57				57
LAB-GEN	Laborer-General	2.00	8.00 MH		55.110	567				567
\$795.58	8.0000 MH/EA		8.00 MH		[476.15]	567	229			796

10715064BB BS Line 6"Mods to BFP Conn @ BF-700 Quan: 1.00 EA Hrs/Shft: 8.00 Cal: 508 WC: WA0000

**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****

<u>PP01</u>	Pipefitter - 1 Man Crew		15.96 CH		Risk %:	120.00 RF	Lab Pcs:	1.00	Eqp Pcs:	0.00
215ABSS5875	5/8" x 7-1/2" SS @106%	1.00	4.00 EA	0.3500	45.000	206				206
215BNGCS040	4" C/S BNG KITS@106%	1.00	5.00 EA		30.000	172				172
215DIF9B04G	4" DI 90 Base Ell@106%	1.00	1.00 EA	3.2000	844.000	966				966

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM = 10715064											
Description =	BS Line		Land Item Unit =		SCHEDULE: 1 100 LS Takeoff Quan:			1.000	Engr Quan:		0.000
215DIFRE0604	DI Flanged Ecc Re@106%	1.00	1.00 EA	1.5000	736.000		843				843
215DISGFF04	4" DI Spl FxF G/L@106%	1.00	1.00 EA	1.2000	534.000		611				611
215DISPG040	4" DI Spl Pipe G/@106%	1.00	2.00 LF		1.000		2				2
215ZZINJ04	Poly Inject Ring @106%	1.00	1.00 EA	4.0000	0.110						
215ZZSM04	4" Static Mixer A@106%	1.00	1.00 EA	2.0000	0.110						
PIPEFTR	PipeFitter	1.00	15.96 MH		100.410	2,060					2,060
\$4,860.01	15.9600 MH/EA		15.96 MH		[1730.74]	2,060	2,800				4,860
=====>	Item Totals: 10715064 - BS Line										
\$78,231.03	84.2800 MH/LS		84.28 MH		[8748.16]	10,410	67,821				78,231
78,231.030	1 LS					10,410.31	67,820.72				78,231.03

BID ITEM = 10715066											
Description =	POLY Line		Land Item Unit =		SCHEDULE: 1 100 LS Takeoff Quan:			1.000	Engr Quan:		0.000
10715066A	Poly Line 2" POLY Rm to Injection Conn		Quan:	1.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000			
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****											
PP01	Pipefitter - 1 Man Crew		30.29 CH		Risk %:	110.00 RF	Lab Pcs:	1.00	Eqp Pcs:		0.00
215CDW030	Core Drill Wall 3@106%	1.00	1.00 EA	0.5000	125.000	143					143
215CTE020	C-to-E Line 2"@106%	1.00	1.00 EA	2.0000	20.000	23					23
215FWP020	2" Fire Wall Pene@106%	1.00	1.00 EA	1.5000	95.000	109					109
215HCHS020	Hanger SS Clevis @106%	1.00	22.00 EA	0.5900	99.010	2,494					2,494
215PVC8020	2" PVC S80 PIPE@106%	1.00	120.00 LF	0.0500	2.580	354					354
215PVCF8020	2" PVC S80 AVG FT@106	1.00	18.00 EA	0.1700	17.000	350					350
215SEAL020	Seal Pene 2"@106%	1.00	2.00 EA	0.2500	4.000	9					9
215VPBV020	VITON PVC BALL VL@1	1.00	2.00 EA	0.5000	217.000	497					497
PIPEFTR	PipeFitter	1.00	30.29 MH		100.410	3,909					3,909
\$7,887.95	30.2900 MH/EA		30.29 MH		[3284.73]	3,909	3,979				7,888
10715066C	Install Inj Manifold Pipe to Inj Ring		Quan:	2.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000			
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****											
PP01	Pipefitter - 1 Man Crew		11.06 CH		Risk %:	110.00 RF	Lab Pcs:	1.00	Eqp Pcs:		0.00
215PBT005	1/2" Poly Braided@106%	1.00	20.00 LF	0.0500	7.000	160					160
215PBTf005	1/2" Poly Tube Ft@106%	1.00	16.00 EA	0.2000	10.000	183					183
215PVC8005	1/2" PVC S80 PIPE@106%	1.00	10.00 LF	0.0500	0.580	7					7
215PVCF8005	1/2" PVC S80 AVG @106	1.00	16.00 EA	0.1100	3.780	69					69
215VPBV005	VITON PVC BALL VL@1	1.00	8.00 EA	0.2500	70.000	641					641
215ZZPSDM	Poly Solution Dis@106%	1.00	2.00 EA		0.110						
215ZZSHC005	1/2" SS Hose Clam@106%	1.00	16.00 EA	0.1000	2.000	37					37
PIPEFTR	PipeFitter	1.00	11.07 MH		100.410	1,429					1,429
\$2,525.84	5.5350 MH/EA		11.07 MH		[600.23]	1,429	1,097				2,526
=====>	Item Totals: 10715066 - POLY Line										
\$10,413.79	41.3600 MH/LS		41.36 MH		[4485.19]	5,337	5,076				10,414
10,413.790	1 LS					5,337.38	5,076.41				10,413.79

BID ITEM = 10715068											
Description =	Hyd Oil Lines		Land Item Unit =		SCHEDULE: 1 100 LS Takeoff Quan:			1.000	Engr Quan:		0.000
1100515068A	Hyd Oil Lines1" Power Pak to BFP		Quan:	1.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000			

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM = 10715068											
Description =	Hyd Oil Lines		Land Item Unit =		SCHEDULE: 1 100 LS	Takeoff Quan:		1.000	Engr Quan:		0.000
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****											
PP01	Pipefitter - 1 Man Crew		46.56 CH		Risk %:	100.00 RF	Lab Pcs:	1.00	Eqp Pcs:		0.00
215HCHS010	Hanger SS Clevis @106%	1.00	19.00 EA	0.5900	60.230		1,310				1,310
215SS86L010	1" SS Sch 80 Pipe@106%	1.00	120.00 LF	0.0600	33.000		4,533				4,533
215SSSFH1012	1" x 12" SS Flex @106%	1.00	4.00 EA	0.5000	134.000		614				614
215SSTF3K010	1" 316 SS Thrd Ft@106%	1.00	26.00 EA	0.2500	80.000		2,381				2,381
215SSTPJ010	1" SS Thread Pipe@106%	1.00	52.00 EA	0.3500	5.000		298				298
215VSBV010	Ball Srd SS 150# @106%	1.00	2.00 EA	0.5500	62.000		142				142
215VSCHV010	1" SS Check Vlv T@106%	1.00	1.00 EA	0.3500	353.000		404				404
PIPEFTR	PipeFitter	1.00	46.56 MH		100.410	6,008					6,008
\$15,690.42	46.5600 MH/EA		46.56 MH		[5049.1]	6,008	9,682				15,690
===== Item Totals: 10715068 - Hyd Oil Lines											
\$15,690.42	46.5600 MH/LS		46.56 MH		[5049.1]	6,008	9,682				15,690
15,690.420	1 LS					6,008.43	9,681.99				15,690.42
BID ITEM = 10715070											
Description =	Add'n Struct Pipe Sprts		Land Item Unit =		SCHEDULE: 1 100 LS	Takeoff Quan:		1.000	Engr Quan:		0.000
10715070A Add'n Struct Pipe Sprts Cantilever Type											
			Quan:	3.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000			
ZZ	(Mod) BLANK CREW		52.20 CH		Risk %:	150.00 RF	Lab Pcs:	1.00	Eqp Pcs:		0.00
2055000	Misc Metals Fabri@106%	1.00	3.00 EA		4,560.000		15,661				15,661
205ABG3460	3/4" x 6 Exp Bolt@106%	1.00	12.00 EA	0.3500	31.000		426				426
205ABG5870	5/8" x 7" Epoxy A@106%	1.00	12.00 EA	0.3500	25.000		343				343
205BNW3420	3/4" x 2" A325 Bo@106%	1.00	12.00 EA	0.2000	8.250		113				113
205HPSCSP	Cantilever Steel @106%	1.00	3.00 EA	8.0000	0.000						
205LIFT	Div 5 Lift Allowa@106%	1.00	12.00 HR		25.000		343				343
IRONWRKR	Iron Worker	1.00	52.20 MH		78.440	5,262					5,262
\$22,149.29	17.4000 MH/EA		52.20 MH		[1474.043]	5,262	16,887				22,149
10715070B Add'n Struct Pipe Sprts Arch Grame Type											
			Quan:	3.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000			
ZZ	(Mod) BLANK CREW		50.40 CH		Risk %:	150.00 RF	Lab Pcs:	1.00	Eqp Pcs:		0.00
2055000	Misc Metals Fabri@106%	1.00	3.00 EA		6,657.000		22,863				22,863
205ABG3460	3/4" x 6 Exp Bolt@106%	1.00	12.00 EA	0.3500	31.000		426				426
205ABG5870	5/8" x 7" Epoxy A@106%	1.00	0.00 EA	0.3500	25.000						
205BNW3420	3/4" x 2" A325 Bo@106%	1.00	12.00 EA	0.2000	8.250		113				113
205HOIST	Div 5 Hoisting Al@106%	1.00	12.00 HR		75.000		1,030				1,030
205HPSAG	Arch Grame PS Ins@106%	1.00	3.00 EA	9.0000	0.000						
205LIFT	Div 5 Lift Allowa@106%	1.00	12.00 HR		25.000		343				343
IRONWRKR	Iron Worker	1.00	50.40 MH		78.440	5,081					5,081
\$29,856.65	16.8000 MH/EA		50.40 MH		[1423.217]	5,081	24,776				29,857
10715070C Add'n Struct Pipe Sprts Pendulum Type											
			Quan:	1.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000			
ZZ	(Mod) BLANK CREW		8.70 CH		Risk %:	150.00 RF	Lab Pcs:	1.00	Eqp Pcs:		0.00
2055000	Misc Metals Fabri@106%	1.00	1.00 EA		2,343.000		2,682				2,682
205ABG3460	3/4" x 6 Exp Bolt@106%	1.00	0.00 EA	0.3500	31.000						
205ABG5870	5/8" x 7" Epoxy A@106%	1.00	0.00 EA	0.3500	25.000						
205BNW3420	3/4" x 2" A325 Bo@106%	1.00	4.00 EA	0.2000	8.250		38				38
205HOIST	Div 5 Hoisting Al@106%	1.00	4.00 HR		75.000		343				343
205HPSPT	Pendulum PS Insta@106%	1.00	1.00 EA	5.0000	0.000						
205LIFT	Div 5 Lift Allowa@106%	1.00	4.00 HR		25.000		114				114
IRONWRKR	Iron Worker	1.00	8.70 MH		78.440	877					877
\$4,055.03	8.7000 MH/EA		8.70 MH		[737.03]	877	3,178				4,055

Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM = 10715070										
Description =	Add'n Struct Pipe Sprts		Land Item Unit =	SCHEDULE: 1 LS	100 Takeoff Quan:		1.000		Engr Quan:	0.000
=====> Item Totals: 10715070 - Add'n Struct Pipe Sprts										
\$56,060.97	111.3000 MH/LS	111.30	MH	[9428.81]	11,220	44,841				56,061
56,060.970	1 LS				11,220.28	44,840.69				56,060.97

BID ITEM = 10715072				Land Item	SCHEDULE:	1	100			
Description = Sludge Feed Pipe FM Mods				Unit =	LS	Takeoff	Quan:	1.000	Engr Quan:	0.000
10715072A Remove Exst Pipe/Valves/FM form Sludge F				Quan:	1.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
PP01	Pipefitter - 1 Man Crew			16.00	CH	Prod:	16.0000 MU	Lab Pcs:	1.00	Eqp Pcs: 0.00
215MISC	Misc Div 15 Mat's@106%	1.00	1.00 EA			50.000	57			57
PIPEFTR	PipeFitter	1.00	16.00 MH			100.410	2,065			2,065
\$2,121.99	16.0000 MH/EA		16.00 MH		[1735.08]	2,065	57			2,122
10715072B Install Relocated Pipe/Valves/FM in new				Quan:	1.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
Includes removal of exst Static Mixer and new spool install										
PP01	Pipefitter - 1 Man Crew			16.00	CH	Prod:	16.0000 MU	Lab Pcs:	1.00	Eqp Pcs: 0.00
215BNGCS040	4" C/S BNG KITS@106%	1.00	4.00 EA			30.000	137			137
215DISFF04	FL X FL DI SPL 4"@106%	1.00	1.00 EA	1.5000		671.000	768			768
215DISP04	DI Spool Piping 4@106%	1.00	3.00 LF			1.000	3			3
215DIUF04	4" UNI-FLANGE Sig@106	1.00	1.00 EA	0.4000		85.000	97			97
215MISC	Misc Div 15 Mat's@106%	1.00	1.00 EA			50.000	57			57
215MODPIPE04	Modify Exst DI Pi@106%	1.00	1.00 EA	2.0000		75.000	86			86
PIPEFTR	PipeFitter	1.00	16.00 MH			100.410	2,065			2,065
\$3,214.13	16.0000 MH/EA		16.00 MH		[1735.08]	2,065	1,149			3,214
=====										
Item Totals:	10715072	- Sludge Feed Pipe FM Mods								
\$5,336.12	32.0000 MH/LS		32.00 MH		[3470.16]	4,130	1,207			5,336
5,336.120	1 LS					4,129.50	1,206.62			5,336.12

BID ITEM = 10715074										
Description =	Poly Feed Pipe FM Mods		Land Item Unit =	SCHEDULE: 1 LS	100 Takeoff Quan:		1.000		Engr Quan:	0.000
10715074A	Poly Feed Pipe FM Mods 2" EC to New Inj		Quan:	1.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: WA0000			
<u>PP01</u>	Pipefitter - 1 Man Crew		7.61	CH	Risk %: 100.00 RF	Lab Pcs:	1.00	Eqp Pcs:	0.00	
215CTE020	C-to-E Line 2"@106%	1.00	1.00	EA	2.0000	20.000	23			23
215GWP020	Grout Wall Pene 2@106%	1.00	1.00	EA	0.5000	8.000	9			9
215HUSS020	S/S UNISTRUT PIPE@106	1.00	4.00	EA	0.5000	84.790	388			388
215PVC8020	2" PVC S80 PIPE@106%	1.00	20.00	LF	0.0500	2.580	59			59
215PVCF8020	2" PVC S80 AVG FT@106	1.00	8.00	EA	0.1700	17.000	156			156
215SEAL020	Seal Pene 2"@106%	1.00	1.00	EA	0.2500	4.000	5			5
215VPBV020	VITON PVC BALL VL@1	1.00	1.00	EA	0.5000	217.000	248			248
PIPEFTR	PipeFitter	1.00	7.61	MH	100.410	982				982
\$1,870.14	7.6100 MH/EA	7.61	MH	[825.25]	982	888				1,870
10715074B	Poly Feed Pipe FM Mods 2" EC to Exst Lin		Quan:	1.00 EA	Hrs/Shft: 8.00	Cal: 508	WC: WA0000			
<u>PP01</u>	Pipefitter - 1 Man Crew		15.70	CH	Risk %: 100.00 RF	Lab Pcs:	1.00	Eqp Pcs:	0.00	
215CTE020	C-to-E Line 2"@106%	1.00	5.00	EA	2.0000	20.000	114			114
215HUSS020	S/S UNISTRUT PIPE@106	1.00	4.00	EA	0.5000	84.790	388			388
215PVC8020	2" PVC S80 PIPE@106%	1.00	20.00	LF	0.0500	2.580	59			59
215PVCF8020	2" PVC S80 AVG FT@106	1.00	10.00	EA	0.1700	17.000	195			195

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM	= 10715074										
Description =	Poly Feed Pipe FM Mods		Land Item Unit =		SCHEDULE: 1 100 LS	Takeoff	Quan:	1.000	Engr	Quan:	0.000
215VPBV020	VITON PVC BALL VL@1	1.00	2.00 EA	0.5000	217.000		497				497
PIPEFTR	PipeFitter	1.00	15.70 MH		100.410	2,026					2,026
\$3,279.33	15.7000 MH/EA		15.70 MH		[1702.56]	2,026	1,253				3,279
====>	Item Totals: 10715074 - Poly Feed Pipe FM Mods										
\$5,149.47	23.3100 MH/LS		23.31 MH		[2527.81]	3,008	2,141				5,149
5,149.470	1 LS					3,008.08	2,141.39				5,149.47
BID ITEM	= 10715076										
Description =	Tertiary Clarifier Pipe Mods		Land Item Unit =		SCHEDULE: 1 100 LS	Takeoff	Quan:	1.000	Engr	Quan:	0.000
10715076A	Demo Exst Pipe for new Pipe		Quan:	1.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000			
<u>PP01</u>	Pipefitter - 1 Man Crew		12.00 CH		Prod:	12.0000 MU	Lab Pcs:	1.00	Eqp Pcs:	0.00	
215DISP	Div 15 Disposal A@106%	1.00	1.00 EA		100.000		114				114
215HOIST	Div 15 Hoisting A@106%	1.00	4.00 HR		50.000		229				229
PIPEFTR	PipeFitter	1.00	12.00 MH		100.410	1,549					1,549
\$1,892.00	12.0000 MH/EA		12.00 MH		[1301.32]	1,549	343				1,892
10715076B	Install New Pipe 4"/6"		Quan:	1.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000			
<u>PP01</u>	Pipefitter - 1 Man Crew		31.13 CH		Risk %:	110.00 RF	Lab Pcs:	1.00	Eqp Pcs:	0.00	
215BNGCS040	4" C/S BNG KITS@106%	1.00	6.00 EA		1.000		7				7
215BNGCS060	6" C/S BNG KITS@106%	1.00	4.00 EA		1.000		5				5
215CTE040	C-to-E Line 4"@106%	1.00	2.00 EA	2.0000	40.000		92				92
215CTE060	C-to-E Line 6"@106%	1.00	2.00 EA	3.0000	60.000		137				137
215DIF904	DI Flanged 90 ell@106%	1.00	1.00 EA	2.0000	1.000		1				1
215DIF04	4" DI Filler FLan@106%	1.00	1.00 EA	1.0000	1.000		1				1
215DIFRC0604	DI Flanged Con Re@106%	1.00	1.00 EA	1.5000	1.000		1				1
215DIFT04	DI Flanged Tee 4"@106%	1.00	1.00 EA	3.0000	1.000		1				1
215DIFT06	DI Flanged Tee 6"@106%	1.00	1.00 EA	3.8000	1.000		1				1
215DISFF04	FL X FL DI SPL 4"@106%	1.00	1.00 EA	1.5000	1.000		1				1
215DISP04	DI Spool Piping 4@106%	1.00	2.00 LF		1.000		2				2
215DIUF04	4" UNI-FLANGE Sig@106	1.00	2.00 EA	0.4000	1.000		2				2
215VIPVF04	Flg Plug Valve 4"@106%	1.00	1.00 EA	2.2000	1.000		1				1
215VIPVF06	Flg Plug Valve 6"@106%	1.00	1.00 EA	2.5000	1.000		1				1
2PIPE	Mech Pipe Purchas@106%	1.00	1.00 EA		8,213.000		9,402				9,402
PIPEFTR	PipeFitter	1.00	31.13 MH		100.410	4,017					4,017
\$13,673.58	31.1300 MH/EA		31.13 MH		[3375.82]	4,017	9,656				13,674
====>	Item Totals: 10715076 - Tertiary Clarifier Pipe Mods										
\$15,565.58	43.1300 MH/LS		43.13 MH		[4677.14]	5,566	10,000				15,566
15,565.580	1 LS					5,565.79	9,999.79				15,565.58
BID ITEM	= 10715199										
Description =	Misc Pipe Tasks		Land Item Unit =		SCHEDULE: 1 100 LS	Takeoff	Quan:	1.000	Engr	Quan:	0.000
10715199Z	R & R Hoserack for Owner		Quan:	1.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000			
<u>PP01</u>	Pipefitter - 1 Man Crew		1.50 CH		Prod:	1.5000 HU	Lab Pcs:	1.00	Eqp Pcs:	0.00	
215ABSS1260	1/2" x 6" SS Anc @106%	1.00	4.00 EA	0.3500	25.000		114				114
PIPEFTR	PipeFitter	1.00	1.50 MH		100.410	194					194
\$308.06	1.5000 MH/EA		1.50 MH		[162.67]	194	114				308

Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM = 10715199			Land Item	SCHEDULE: 1	100					
Description =	Misc Pipe Tasks		Unit =	LS	Takeoff	Quan:	1.000	Engr	Quan:	0.000
1100515199A	Pipe Labels		Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****										
PP01	Pipefitter - 1 Man Crew		10.00	CH	Prod:	10.0000 MU	Lab Pcs:	1.00	Eqp Pcs:	0.00
215LABEL	Pipe Label Allowa@106%	1.00	1.00	LS		250.000	286			286
PIPEFTR	PipeFitter	1.00	10.00	MH		100.410	1,290			1,290
\$1,576.67	10.0000 MH/LS		10.00	MH	[1084.43]	1,290	286			1,577
1100515199B	Pipe Testing		Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****										
PP01	Pipefitter - 1 Man Crew		20.00	CH	Prod:	20.0000 MU	Lab Pcs:	1.00	Eqp Pcs:	0.00
215PTESTCONS	Pipe Testing Cons@106%	1.00	1.00	LS		200.000	229			229
PIPEFTR	PipeFitter	1.00	20.00	MH		100.410	2,581			2,581
\$2,809.90	20.0000 MH/LS		20.00	MH	[2168.86]	2,581	229			2,810
1100515199C	Pipe Seismic Support/Calcs/Bracing		Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****										
215SEIS	Seismic Support &@106%	1.00	1.00	LS		3,300.000	3,778			3,778
=====>	Item Totals:	10715199	- Misc Pipe Tasks							
\$8,472.47	31.5000 MH/LS		31.50	MH	[3415.96]	4,065	4,407			8,472
8,472.470	1 LS					4,064.99	4,407.48			8,472.47
Total of Above Sub-Biditems										
=====>	Item Totals:	10715060	- Process Pipe Systems							
\$216,658.83	510.9100 MH/LS		510.91	MH	[52372.24]	62,323	154,336			216,659
216,658.830	1 LS					62,322.97	154,335.86			216,658.83
Total of Above Sub-Biditems										
=====>	Item Totals:	10715000	- Div 15 Process Pipe							
\$216,658.83	510.9100 MH/LS		510.91	MH	[52372.24]	62,323	154,336			216,659
216,658.830	1 LS					62,322.97	154,335.86			216,658.83
BID ITEM = 10816000			Land Item	SCHEDULE: 1	100					
Description =	Div 16 Electrical		Unit =	LS	Takeoff	Quan:	1.000	Engr	Quan:	1.000
10816000A	Dewatering Electrical		Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
416ELECT	Electrical Sub	1.00	1.00	LS		183,937.000		198,652		198,652

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM	= 20102000										
Description =	Div 02 Sitework		Land Item Unit =		SCHEDULE: 1	100					
					LS	Takeoff Quan:		1.000	Engr Quan:		1.000
20102000D	HW Ex/Prep/Bf Sampler Pad		Quan:		1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>ZZ</u>	(Mod) BLANK CREW		8.00	CH	Prod:	8.0000 CH	Lab Pcs:	3.00	Eqp Pcs:		1.00
2AGCSBCD	CSBC - Delivered@106%	1.00	3.00	TN	25.000		86				86
402SAW	Sawcut Sub	1.00	1.00	LS	400.000					432	432
8EX303	Cat 303.5 Excavator	1.00	8.00	HR	27.495				238		238
LAB-PIPE	Laborer-Pipelyr	2.00	16.00	MH	55.800	1,147					1,147
OP-EXC	Operator-Exc	1.00	8.00	MH	65.110	669					669
\$2,572.26	24.0000 MH/LS		24.00	MH	[1526.77]	1,817	86		238	432	2,572
20102000E	HW Restoration		Quan:		1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>ZZ</u>	(Mod) BLANK CREW		8.00	CH	Prod:	8.0000 CH	Lab Pcs:	3.00	Eqp Pcs:		1.00
2AGCSBCD	CSBC - Delivered@106%	1.00	3.00	TN	25.000		86				86
8EX303	Cat 303.5 Excavator	1.00	8.00	HR	27.495				238		238
LAB-PIPE	Laborer-Pipelyr	2.00	16.00	MH	55.800	1,147					1,147
OP-EXC	Operator-Exc	1.00	8.00	MH	65.110	669					669
\$2,140.26	24.0000 MH/LS		24.00	MH	[1526.77]	1,817	86		238		2,140
=====>	Item Totals:	20102000	- Div 02 Sitework								
\$4,712.52	48.0000 MH/LS		48.00	MH	[3053.54]	3,634	172		475	432	4,713
4,712.520	1 LS					3,633.72	171.72		475.08	432.00	4,712.52

PARENT ITEM = 20103000

Description = Div 03 Concrete Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

Listing of Sub-Biditems of Parent Item 20103000:

BID ITEM	= 20103100										
Description =	Sampler Pad		Land Item Unit =		SCHEDULE: 1	100					
					CY	Takeoff Quan:		1.800	Engr Quan:		0.000
20103100A	Fine grade		Quan:		45.00 SF	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>COFO</u>	Concrete Forming Crew		0.01	CH	Risk %:	100.00 RF	Lab Pcs:	7.00	Eqp Pcs:		0.00
303M06	Fine Grade Building 1	1.00	45.00	SF	0.0020	0.000					
CARP	Carpenter-General	4.00	0.05	MH	65.490	4					4
CARP-FRNM	Carpenter-Foreman	1.00	0.01	MH	67.000	1					1
LAB-GEN	Laborer-General	2.00	0.03	MH	55.110	2					2
\$7.18	0.0020 MH/SF		0.09	MH	[0.134]	7					7
20103100B	Form Slab on Grade		Quan:		1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>COFO</u>	Concrete Forming Crew		2.64	CH	Risk %:	100.00 RF	Lab Pcs:	7.00	Eqp Pcs:		0.00
203G06	Expansion Joint@106%	1.00	0.00	LF	0.0450	0.800					
303A08	Keyway Prep	1.00	0.00	LF	0.0300	0.650					
303A09	SOG Screeds	1.00	0.00	LF	0.1000	1.850					
303D25	Slab Edge Forms < 1'	1.00	154.00	SF	0.1200	5.000		832			832
CARP	Carpenter-General	4.00	10.56	MH	65.490	889					889
CARP-FRNM	Carpenter-Foreman	1.00	2.64	MH	67.000	227					227
LAB-GEN	Laborer-General	2.00	5.28	MH	55.110	374					374
\$2,321.71	18.4800 MH/LS		18.48	MH	[1252.19]	1,490		832			2,322
20103100E	Pour Slabs		Quan:		1.80 CY	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		

Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM	= 20103100									
Description =	Sampler Pad									
				Land Item Unit =	SCHEDULE: 1 100					
					CY Takeoff Quan:		1.800	Engr Quan:		0.000
<u>COPO</u>	Concrete Pouring Crew		0.12 CH	Risk %:	100.00 RF	Lab Pcs:	7.00	Eqp Pcs:		0.00
203D04	4000 psi Concrete@106%	1.00	1.80 CY	0.5000	260.000	536				536
CARP	Carpenter-General	4.00	0.51 MH		65.490	43				43
LAB-GEN	Laborer-General	3.00	0.39 MH		55.110	28				28
\$606.32	0.5000 MH/CY		0.90 MH		[32.933]	71	536			606
20103100F	Trowel/Float/Cure			Quan:	45.00 SF	Hrs/Shft:	8.00	Cal:	508	WC: WA0000
<u>COPO</u>	Concrete Pouring Crew		0.02 CH	Risk %:	100.00 RF	Lab Pcs:	7.00	Eqp Pcs:		0.00
203E01	Cure w/compou 1@106%	1.00	45.00 SF	0.0015	0.100	5				5
303H02	Finish- Hard Trowel 1	1.00	0.00 SF	0.0120	0.010					
303I02	Cure With Burlap / W 1	1.00	45.00 SF	0.0020	0.080		4			4
403FINISH	Concrete Finish Subcontract	1.00	45.00 SF		8.000				389	389
CARP	Carpenter-General	4.00	0.09 MH		65.490	8				8
LAB-GEN	Laborer-General	3.00	0.07 MH		55.110	5				5
\$410.37	0.0035 MH/SF		0.16 MH		[0.234]	13	5	4	389	410
20103100J	Pump Truck Place			Quan:	1.80 CY	Hrs/Shft:	8.00	Cal:	508	WC: WA0000
<u>ZZ</u>	BLANK CREW		0.00 CH	Risk %:	100.00 RF	Lab Pcs:	0.00	Eqp Pcs:		0.00
403G01	Pump Truck Mobe 1	1.00	1.00 TMS		175.000				189	189
403G02	Pump Place 1	1.00	2.00 HR		200.000				432	432
403G03	Pump Truck Yardage 1	1.00	1.80 CY		5.500				11	11
403G04	Pump Truck Clean-up 1	1.00	1.00 HR		130.000				140	140
\$772.09					[]				772	772
=====>	Item Totals:	20103100	- Sampler Pad							
\$4,117.67		10.9055 MH/CY	19.63 MH		[737.8]	1,580	541	835	1,161	4,118
2,287.594		1.8 CY				877.98	300.51	464.16	644.94	2,287.59
BID ITEM	= 20103200									
Description =	FA Infill			Land Item Unit =	SCHEDULE: 1 100					
					CY Takeoff Quan:		0.200	Engr Quan:		0.000
=====>	Item Totals:	20103200	- FA Infill							
\$0.00					[]					
0.000		0.2 CY								
BID ITEM	= 20103900									
Description =	HW Rebar			Land Item Unit =	SCHEDULE: 1 100					
					LS Takeoff Quan:		1.000	Engr Quan:		0.000
20103900A	HW Rebar			Quan:	2.00 CY	Hrs/Shft:	8.00	Cal:	508	WC: WA0000
403200	Rebar Sub	1.00	2.00 CY		450.000				972	972
Total of Above Sub-Biditems										
=====>	Item Totals:	20103000	- Div 03 Concrete							
\$5,089.67		19.6300 MH/LS	19.63 MH		[1328.04]	1,580	541	835	2,133	5,090
5,089.670		1 LS				1,580.37	540.92	835.49	2,132.89	5,089.67

Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM	= 20104000									
Description =	Div 04 Masonry		Land Item Unit =	SCHEDULE: 1	100					
				LS	Takeoff Quan:		1.000	Engr Quan:		1.000
20104000B	Grind & Fill Masonry Block Wall @ HW Wal		Quan:	4.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>CA01</u>	Carpenter		8.00 CH	Prod:	2.0000 MU	Lab Pcs:	1.00	Eqp Pcs:		0.00
204MISC	Div 4 Misc Mats@106%	1.00	1.00 EA	500.000		572				572
4042000	Masonry Sub	1.00	1.00 LS	2,500.000					2,700	2,700
CARP	Carpenter-General	1.00	8.00 MH	65.490	673					673
\$3,945.74	2.0000 MH/EA		8.00 MH	[141.46]	673	572			2,700	3,946
====>	Item Totals:	20104000	- Div 04 Masonry							
\$3,945.74	8.0000 MH/LS		8.00 MH	[565.84]	673	572			2,700	3,946
3,945.740	1 LS				673.34	572.40			2,700.00	3,945.74

BID ITEM	= 20105000									
Description =	Div 05 Metals		Land Item Unit =	SCHEDULE: 1	100					
				LS	Takeoff Quan:		1.000	Engr Quan:		1.000
10305000C	Install Alum Channel Cover Pkg		Quan:	1.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>CA01</u>	Carpenter		48.00 CH	Prod:	48.0000 CH	Lab Pcs:	1.00	Eqp Pcs:		0.00
4055300	ALum Channel Cover Pkg	1.00	1.00 EA	60,000.000					64,800	64,800
CARP	Carpenter-General	1.00	48.00 MH	65.490	4,040					4,040
\$68,840.05	48.0000 MH/EA		48.00 MH	[3395]	4,040				64,800	68,840
10305000Z	Demo Exst Materials from Headwork Channe		Quan:	1.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>DE02</u>	Demo Crew - 2 Laborers		16.00 CH	Prod:	16.0000 CH	Lab Pcs:	2.00	Eqp Pcs:		0.00
205DISP	Div 05 Disposal A@106%	1.00	1.00 EA	250.000		286				286
205MISC	Div 05 Misc Mats@106%	1.00	1.00 EA	250.000		286				286
LAB-GEN	Laborer-General	2.00	32.00 MH	55.110	2,266					2,266
\$2,838.88	32.0000 MH/EA		32.00 MH	[1904.6]	2,266	572				2,839
====>	Item Totals:	20105000	- Div 05 Metals							
\$71,678.93	80.0000 MH/LS		80.00 MH	[5299.6]	6,307	572			64,800	71,679
71,678.930	1 LS				6,306.53	572.40			64,800.00	71,678.93

BID ITEM	= 20111000									
Description =	Div 11 Process Equipment		Land Item Unit =	SCHEDULE: 1	100					
				LS	Takeoff Quan:		1.000	Engr Quan:		1.000
10511000ZB	Install New Outdoor Samplers		Quan:	2.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****										
<u>EQSET</u>	Equipment Set Crew		48.00 CH	Prod:	24.0000 MU	Lab Pcs:	1.00	Eqp Pcs:		0.00
211MATS	Div 11 Consumable@106%	1.00	2.00 EA	80.000		183				183
215MATS	Div 15 Misc Pipe @106%	1.00	2.00 EA	850.000		1,946				1,946
911SAMPL	Heated Outdoor Samplers	1.00	2.00 EA	16,500.000			35,640			35,640
CARP-MILLRT	Carpenter Millwright	1.00	48.00 MH	82.500	5,089					5,089
\$42,858.72	24.0000 MH/EA		48.00 MH	[2138.4]	5,089	2,129	35,640			42,859
10511000ZBB	Stratup Assistance Samplers		Quan:	1.00 DAY	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
**** Copied from 040526PF30% - P214 Post Falls CMGC 30% Budget Estimate ****										
<u>EQSET</u>	Equipment Set Crew		16.00 CH	Prod:	16.0000 MU	Lab Pcs:	1.00	Eqp Pcs:		0.00
211STARTUP	Div 11 Startup Mi@106%	1.00	1.00 DAY	125.000		143				143

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM = 20111000											
Description =	Div 11 Process Equipment		Land Item Unit =		SCHEDULE: 1 100 LS Takeoff Quan:			1.000	Engr Quan:		1.000
CARP-MILLRT	Carpenter Millwright	1.00	16.00 MH		82.500	1,696					1,696
\$1,839.56	16.0000 MH/DAY		16.00 MH		[1425.6]	1,696	143				1,840
=====> Item Totals: 20111000 - Div 11 Process Equipment											
\$44,698.28	64.0000 MH/LS		64.00 MH		[5702.4]	6,786	2,272	35,640			44,698
44,698.280	1 LS					6,785.85	2,272.43	35,640.00			44,698.28

PARENT ITEM = 20115000											
Description =	Div 15 Process Pipe		Unit =		LS	Takeoff Quan:		1.000	Engr Quan:		1.000

Listing of Sub-Biditems of Parent Item 20115000:

BID ITEM = 20115078											
Description =	SAM Line		Land Item Unit =		SCHEDULE: 1 100 LS Takeoff Quan:			1.000	Engr Quan:		0.000
10715078A	SAM Line 1" EC to New Samplers (includes		Quan:		2.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>PP01</u>	Pipefitter - 1 Man Crew		6.20 CH		Risk %:	100.00 RF	Lab Pcs:	1.00	Eqp Pcs:		0.00
215CDW0406	Core Drill Wall 4@106%	1.00	2.00 EA	0.5000	125.000		286				286
215LSS020	LINK SEAL ASSM 2"@10	1.00	2.00 EA	0.6000	52.000		119				119
215PBT010	1" PVC Braided Tu@106%	1.00	20.00 LF	0.0500	5.000		114				114
215PBT010	1" PVC Tube Ftgs@106%	1.00	4.00 EA	0.1500	5.000		23				23
215PVCC020	2" PVC Elect Cond@106%	1.00	20.00 LF	0.0500	2.100		48				48
215PVCF9S02	2" 90 Sweep Ell E@106%	1.00	4.00 EA	0.2500	45.000		206				206
215ZZSSHC010	1" SS Hose Clamp@106%	1.00	4.00 EA	0.1000	2.000		9				9
PIPEFTR	PipeFitter	1.00	6.20 MH		100.410	800					800
\$1,606.03	3.1000 MH/EA		6.20 MH		[336.175]	800	806				1,606
=====> Item Totals: 20115078 - SAM Line											
\$1,606.03	6.2000 MH/LS		6.20 MH		[672.35]	800	806				1,606
1,606.030	1 LS					800.09	805.94				1,606.03

Total of Above Sub-Biditems

=====> Item Totals: 20115000 - Div 15 Process Pipe											
\$1,606.03	6.2000 MH/LS		6.20 MH		[672.35]	800	806				1,606
1,606.030	1 LS					800.09	805.94				1,606.03

BID ITEM = 20115999											
Description =	Misc Pipe Tasks		Land Item Unit =		SCHEDULE: 1 100 LS Takeoff Quan:			1.000	Engr Quan:		1.000
107151992B	Relocate PH & Temp Probes @ HW		Quan:		1.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>EQSET</u>	Equipment Set Crew		3.00 CH		Prod:	3.0000 MU	Lab Pcs:	1.00	Eqp Pcs:		0.00
215MISC	Misc Div 15 Mat's@106%	1.00	1.00 EA		150.000		172				172
CARP-MILLRT	Carpenter Millwright	1.00	3.00 MH		82.500	318					318
\$489.81	3.0000 MH/EA		3.00 MH		[267.3]	318	172				490
=====> Item Totals: 20115999 - Misc Pipe Tasks											

Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM	= 20115999			Land Item	SCHEDULE:	1	100			
Description =	Misc Pipe Tasks		Unit =	LS	Takeoff	Quan:	1.000	Engr	Quan:	1.000
\$489.81	3.0000 MH/LS	3.00	MH	[267.3]	318	172				490
489.810	1 LS				318.09	171.72				489.81
BID ITEM	= 20116000			Land Item	SCHEDULE:	1	100			
Description =	Div 16 Electrical		Unit =	LS	Takeoff	Quan:	1.000	Engr	Quan:	1.000
20116000A	Headworks Electrical			Quan:	1.00 LS	Hrs/Shft:	8.00	Cal:	508	WC: WA0000
416ELECT	Electrical Sub	1.00	1.00 LS	18,500.000				19,980		19,980
20116000B	Heat trace Samper Lines			Quan:	2.00 EA	Hrs/Shft:	8.00	Cal:	508	WC: WA0000
416ELECT	Electrical Sub	1.00	1.00 LS	2,000.000				2,160		2,160
=====>	Item Totals:	20116000	- Div 16 Electrical		[]			22,140		22,140
\$22,140.00								22,140.00		22,140.00
22,140.000	1 LS									
BID ITEM	= 20123000			Land Item	SCHEDULE:	1	100			
Description =	Div 23 HVAC		Unit =	LS	Takeoff	Quan:	1.000	Engr	Quan:	1.000
20123000A	Demo Exst FRP Duct for New Run/Relocatio			Quan:	1.00 EA	Hrs/Shft:	8.00	Cal:	508	WC: WA0000
<u>EQSET</u>	Equipment Set Crew	16.00	CH	Prod:	16.0000	MU	Lab Pcs:	1.00	Eqp Pcs:	0.00
323DISP	Div 23 Disposal Allowance	1.00	1.00 EA	500.000			540			540
CARP-MILLRT	Carpenter Millwright	1.00	16.00 MH	82.500	1,696					1,696
\$2,236.46	16.0000 MH/EA	16.00	MH	[1425.6]	1,696		540			2,236
20123000B	Install Exst and New FRP Duct Supports			Quan:	1.00 EA	Hrs/Shft:	8.00	Cal:	508	WC: WA0000
<u>PP01</u>	Pipefitter - 1 Man Crew	24.61	CH	Risk %:	115.00	RF	Lab Pcs:	1.00	Eqp Pcs:	0.00
215ABSS3490	3/4" x 9" SS Anc @106%	1.00	16.00 EA	0.3500	75.000		1,374			1,374
215ABSS5875	5/8" x 7-1/2" SS @106%	1.00	8.00 EA	0.3500	45.000		412			412
2234FDHS16	Relocated 16" FRP@106%	1.00	2.00 EA	2.5000	50.000		114			114
223HFDHS14	14" SS Duct Sprt @106%	1.00	2.00 EA	2.0000	1,465.000		3,354			3,354
223HFDSCS12	12" SS FRP Duct S@106%	1.00	2.00 EA	2.0000	504.000		1,154			1,154
PIPEFTR	PipeFitter	1.00	24.61 MH	100.410	3,176					3,176
\$9,584.44	24.6100 MH/EA	24.61	MH	[2668.78]	3,176	6,409				9,584
20123000C	Install New FRP Duct 16" to 12" & Ftgs			Quan:	50.00 LF	Hrs/Shft:	8.00	Cal:	508	WC: WA0000
<u>PP01</u>	Pipefitter - 1 Man Crew	158.50	CH	Risk %:	100.00	RF	Lab Pcs:	1.00	Eqp Pcs:	0.00
223CDW1612	Core Drill Wall 1@106%	1.00	1.00 EA	1.0000	865.000		990			990
223FRPDDAM12	FRP Duct Volume D@106	1.00	3.00 EA	1.0000	200.000		687			687
223FRPDJ	FRP Duct Joint La@106%	1.00	22.00 EA	6.0000	48.000		1,209			1,209
223FRPDLF	FRP Duct by LF@106%	1.00	50.00 LF	0.4500	195.000		11,162			11,162
223FRPFC	FRP Flex Connecto@106%	1.00	4.00 EA	600.000			2,748			2,748
PIPEFTR	PipeFitter	1.00	158.50 MH	100.410	20,454					20,454
\$37,249.31	3.1700 MH/LF	158.50	MH	[343.764]	20,454	16,795				37,249
20123000D	Install Mist Eliminator Assm			Quan:	1.00 EA	Hrs/Shft:	8.00	Cal:	508	WC: WA0000
<u>EQSET</u>	Equipment Set Crew	16.00	CH	Prod:	16.0000	MU	Lab Pcs:	1.00	Eqp Pcs:	0.00
223HANG	div 23 Hanging Ma@106%	1.00	2.00 EA	200.000			458			458

Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM = 20123000				Land Item	SCHEDULE: 1	100				
Description =	Div 23 HVAC		Unit =	LS	Takeoff	Quan:	1.000	Engr	Quan:	1.000
223ME01	12" Mist Eliminat@106%	1.00	1.00 EA	10,000.000		11,448				11,448
CARP-MILLRT	Carpenter Millwright	1.00	16.00 MH	82.500	1,696					1,696
\$13,602.38	16.0000 MH/EA		16.00 MH	[1425.6]	1,696	11,906				13,602
20123000E	Insulate Ext Ductwork			Quan:	1.00 EA	Hrs/Shft:	8.00	Cal:	508	WC: WA0000
423INSUL	Div 23 Insulation	1.00	1.00 LS	5,000.000					5,400	5,400
20123000F	Install Condensate Drain Line 2"			Quan:	1.00 EA	Hrs/Shft:	8.00	Cal:	508	WC: WA0000
PP01	Pipefitter - 1 Man Crew		4.19 CH	Risk %:	100.00	RF	Lab Pcs:	1.00	Eqp Pcs:	0.00
215HUSS020	S/S UNISTRUT PIPE@106	1.00	4.00 EA	0.5000	84.790	388				388
215PVC8020	2" PVC S80 PIPE@106%	1.00	20.00 LF	0.0500	2.580	59				59
215PVCF8020	2" PVC S80 AVG FT@106	1.00	7.00 EA	0.1700	17.000	136				136
PIPEFTR	PipeFitter	1.00	4.19 MH	100.410	541					541
\$1,124.29	4.1900 MH/EA		4.19 MH	[454.37]	541	584				1,124
====>	Item Totals:	20123000	- Div 23 HVAC							
\$69,196.88	219.3000 MH/LS		219.30 MH	[23162.54]	27,563	35,693	540		5,400	69,197
69,196.880	1 LS				27,563.43	35,693.45	540.00		5,400.00	69,196.88

\$1,070,355.58 * Report Totals ***** 2,234.59 MH 225,737 337,747 40,513 17,223 449,135 **1,070,356**

>>> indicates Non Additive Activity

-----Report Notes:-----

The estimate was prepared with TAKEOFF Quantities.

This report shows TAKEOFF Quantities with the resources.

Bid Date: Owner: Engineering Firm:

Estimator-In-Charge:

JOB NOTES

Estimate created on: 08/11/2026 by User#: 2 - Jeff Carlson

Source estimate used: L:\HEAVYBID\EST\ESTMAST

* on units of MH indicate average labor unit cost was used rather than base rate.

[] in the Unit Cost Column = Labor Unit Cost Without Labor Burdens

In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%

-----Calendar Codes-----

410 40 hrs week 4 @ 10
508 40 hour week-5 @ 8 (Default Calendar)
 510 50 hours week 5 @ 10
 610 60 hrs @ 6 10
 SA1 sat @ 8 hr shift

APOLLO CMGC GENERAL CONDITIONS PROJECT 1

CM/GC General Conditions - Staffing & Project Office

9	Construction Manager (project specific time)	X	\$ 28,800	20% FTE
10	Project Manager(s)	X		NIC
11	Superintendent	X	\$ 96,000	80% FTE
12	Project Engineer(s)	X	\$ 16,800	20% FTE
13	Safety Manager	X	\$ 4,400	5% FTE
14	Scheduler	X		NIC
15	Estimator	X		NIC
16	Start-up Coordinator	X		NIC

CM/GC General Conditions - Subcontractor/Supplier Procurement

17	Subcontractor and supplier bid planning and development of bid packages	X	\$ 8,241	1 ea
18	Subcontractor and supplier bidding pursuant to Idaho Code section 54-4511	X	\$ 2,675	1 ea
19	Subcontract administration and coordination	X		Included - Staffing

CM/GC General Conditions - Project Administration

20	Mobilization/Demobilization	X	\$ 2,631	
21	Administration during construction	X		Included - Staffing
22	Scheduling, including schedule development and updates	X	\$ 3,000	
23	Estimating and project accounting	X		Included - Staffing
24	Communications and coordination	X		Included - Staffing
25	Attendance at regular meetings	X		Included - Staffing
26	Reporting / Project documentation	X		Included - Staffing
27	Application for Payment preparation and deliverables	X		Included - Staffing
28	RFI processing, administration, and tracking	X		Included - Staffing
29	Management of regulatory requirements	X		Included - Staffing
30	Review and processing of submittals, shop drawings and samples	X		Included - Staffing
31	Coordination of laboratory testing	X		Included - Staffing
32	Travel and subsistence for supervision assigned to project	X	\$ 9,090	
33	Company-owned vehicle/stipend assigned to project staff	X	\$ 12,545	
34	Gas, oil, maintenance for company-owned vehicles assigned to staff	X	\$ 5,818	
35	Project-specific electronic equipment at site, including phones, computers and tablets	X	\$ 3,500	
36	Project-specific Web-based PM software (including license fees, Procore, etc.)	X	\$ 4,000	
37	Administration of the project safety program	X	\$ 3,120	
38	Quality control during construction	X		Included - Staffing
39	Photo and/or video documentation	X		NIC
40	Commissioning support	X	\$ 3,927	1 WK
41	Commissioning agent	X		NIC
42	Punchlist preparation, monitoring, and administration	X	\$ 1,000	
43	Preparation of closeout documentation and record documentation	X	\$ 1,000	
44	O&M manuals	X		Included - Staffing
45	General contract closeout support	X		Included - Staffing
46	Cost of consultants during construction (if applicable)	X		NIC

CM/GC General Conditions - CM/GC Controlled Site Logistics

47	Surveying (Surveying not provided by Owner)	X	\$ 2,424	
48	Erosion control	X	\$ 1,875	
49	Project site dust control	X		NIC
50	Project site snow removal	X		NIC
51	Project site street cleaning	X		NIC
52	Temporary building heat and power	X		NIC
53	Temporary construction signs	X		NIC
54	Fences and barricades	X		NIC
55	Temporary parking and laydown preparation & removal	X		NIC
56	Storage facilities on & offsite	X		NIC
57	Construction site office/s and general office supplies	X	\$ 4,000	
58	Temporary solids loadout truck route preparation & removal	X		NIC
59	Scaffolds and shoring for access/egress	X		NIC
60	Forklift(s) rental and operator provided by CM/GC for general use onsite	X	\$ 12,748	1 MN to offload prior to mobilization
61	Refuse collection, clean-up, removal and disposal	X	\$ 30,232	50% FTE
63	Temporary sanitation (toilets, handwash station)	X	\$ 2,000	
64	First aid equipment	X	\$ 1,000	
65	Final cleaning	X		Included - Staffing

Apollo CMGC General Conditions Cost Breakdown

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM	= 9000										
Description =	Construction Manager - Project Specific				Land Item Unit =	SCHEDULE: 1 WK Takeoff	100 Quan:	20.000	Engr Quan:		20.000
9000A	Construction Manager - Project Specific				Quan:	20.00 WK	Hrs/Shft: 8.00	Cal: 508	WC: WA0000		
<u>ZZ</u> 6CONSTMGR	BLANK CREW Construction Manager	1.00	160.00	HR	160.00 CH 180.000	Prod:	8.0000 HU	Lab Pcs: 28,800	0.00	Eqp Pcs:	0.00 28,800
====>	Item Totals:	9000	- Construction Manager - Project Specific								
\$28,800.00						[]		28,800			28,800
1,440.000		20 WK						1,440.00			1,440.00
BID ITEM	= 10000										
Description =	Project Manager				Land Item Unit =	SCHEDULE: 1 WK Takeoff	100 Quan:	20.000	Engr Quan:		20.000
10000A	Project Manager				Quan:	20.00 WK	Hrs/Shft: 8.00	Cal: 508	WC: WA0000		
6PROJMGR	Project Manager	1.00	0.00	HR	150.000						
====>	Item Totals:	10000	- Project Manager								
\$0.00						[]					
0.000		20 WK									
BID ITEM	= 11000										
Description =	Superintendent				Land Item Unit =	SCHEDULE: 1 WK Takeoff	100 Quan:	20.000	Engr Quan:		20.000
11000A	Superintendent				Quan:	20.00 WK	Hrs/Shft: 8.00	Cal: 508	WC: WA0000		
<u>ZZ</u> 6SUPER-GEN	BLANK CREW General Superintendents	1.00	640.00	MH	640.00 CH 1.0000 150.000	Prod:	32.0000 HU	Lab Pcs: 96,000	0.00	Eqp Pcs:	0.00 96,000
====>	Item Totals:	11000	- Superintendent								
\$96,000.00						[]		96,000			96,000
4,800.000		20 WK						4,800.00			4,800.00
BID ITEM	= 12000										
Description =	Project Engineer				Land Item Unit =	SCHEDULE: 1 WK Takeoff	100 Quan:	20.000	Engr Quan:		20.000
12000A	Project Engineer				Quan:	20.00 WK	Hrs/Shft: 8.00	Cal: 508	WC: WA0000		
<u>ZZ</u> 6PROJENG	BLANK CREW Project Engineer	1.00	160.00	MH	160.00 CH 1.0000 105.000	Prod:	8.0000 HU	Lab Pcs: 16,800	0.00	Eqp Pcs:	0.00 16,800
====>	Item Totals:	12000	- Project Engineer								
\$16,800.00						[]		16,800			16,800
840.000		20 WK						840.00			840.00
BID ITEM	= 13000										
Description =	Safety Manager				Land Item Unit =	SCHEDULE: 1 WK Takeoff	100 Quan:	20.000	Engr Quan:		20.000

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM = 13000					Land Item	SCHEDULE: 1	100				
Description =	Safety Manager		Unit =		WK	Takeoff	Quan:	20.000	Engr	Quan:	20.000
13000A	Safety Manager		Quan:		20.00 WK	Hrs/Shift:	8.00	Cal: 508	WC: WA0000		
<u>ZZ</u>	BLANK CREW		40.00	CH	Prod:	2.0000 HU	Lab Pcs:	0.00	Eqp Pcs:	0.00	
6SAFETY	Safety Supervision	1.00	40.00 MH	1.0000	110.000		4,400				4,400
====>	Item Totals:	13000	- Safety Manager								
\$4,400.00					[]		4,400				4,400
220.000		20 WK					220.00				220.00

BID ITEM = 14000					Land Item	SCHEDULE: 1	100				
Description =	Scheduler		Unit =		WK	Takeoff	Quan:	20.000	Engr	Quan:	20.000
14000A	Scheduler		Quan:		20.00 WK	Hrs/Shift:	8.00	Cal: 508	WC: WA0000		
<u>ZZ</u>	BLANK CREW		20.00	CH	Prod:	1.0000 HU	Lab Pcs:	0.00	Eqp Pcs:	0.00	
6SCHED	Scheduler	1.00	0.00 HR		125.000						
====>	Item Totals:	14000	- Scheduler								
\$0.00					[]						
0.000		20 WK									

BID ITEM = 15000					Land Item	SCHEDULE: 1	100				
Description =	Estimator		Unit =		WK	Takeoff	Quan:	20.000	Engr	Quan:	20.000
15000A	Estimator		Quan:		20.00 WK	Hrs/Shift:	8.00	Cal: 508	WC: WA0000		
6EST	Estimator	1.00	0.00 HR		125.000						
====>	Item Totals:	15000	- Estimator								
\$0.00					[]						
0.000		20 WK									

BID ITEM = 16000					Land Item	SCHEDULE: 1	100				
Description =	Start-Up Coordinator		Unit =		WK	Takeoff	Quan:	1.000	Engr	Quan:	1.000
16000A	Start-Up Coordinator		Quan:		1.00 LS	Hrs/Shift:	8.00	Cal: 508	WC: WA0000		
<u>ZZ</u>	BLANK CREW		40.00	CH	Prod:	40.0000 HU	Lab Pcs:	0.00	Eqp Pcs:	0.00	
6SUCOORD	Start-Up Coordinator	1.00	0.00 HR		150.000						
====>	Item Totals:	16000	- Start-Up Coordinator								
\$0.00					[]						
0.000		1 WK									

BID ITEM = 17000					Land Item	SCHEDULE: 1	100				
Description =	Sub & Supplier Planning & Bid Packages		Unit =		EA	Takeoff	Quan:	2.000	Engr	Quan:	2.000

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM = 17000											
Description =	Sub & Supplier Planning & Bid Packages		Land Item Unit =		SCHEDULE: 1 EA	100 Takeoff Quan:		2.000		Engr Quan:	2.000
17000A	Sub & Supplier Planning & Bid Packages		Quan:		1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>ZZ</u>	BLANK CREW		40.00	CH	Prod:	40.0000 CH	Lab Pcs:	0.00	Eqp Pcs:	0.00	
6CONSTMGR	Construction Manager	1.00	40.00	HR	180.000		7,200				7,200
6PROJENG	Project Engineer	1.00	20.00	MH	1.0000	105.000	2,100				2,100
6SUPER-GEN	General Superintendents	1.00	20.00	MH	1.0000	150.000	3,000				3,000
\$12,300.00					[]		12,300				12,300
====>	Item Totals:	17000	- Sub & Supplier Planning & Bid Packages								
\$12,300.00					[]		12,300				12,300
6,150.000		2 EA					6,150.00				6,150.00

BID ITEM = 18000											
Description =	Sub & Supplier Bidding		Land Item Unit =		SCHEDULE: 1 LS	100 Takeoff Quan:		1.000		Engr Quan:	1.000
18000A	Sub & Supplier Bidding		Quan:		2.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>ZZ</u>	BLANK CREW		10.00	CH	Prod:	5.0000 HU	Lab Pcs:	0.00	Eqp Pcs:	0.00	
6CONSTMGR	Construction Manager	1.00	10.00	HR	180.000		1,800				1,800
6PROJENG	Project Engineer	1.00	10.00	MH	1.0000	105.000	1,050				1,050
6SUPER-GEN	General Superintendents	1.00	10.00	MH	1.0000	150.000	1,500				1,500
\$4,350.00					[]		4,350				4,350
18000B	Advertise		Quan:		2.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
3ADVERT	Advertise	1.00	2.00	EA	250.000		500				500
18000C	Reproduction Costs		Quan:		2.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
3REPRO	Reproduction Costs	1.00	2.00	EA	250.000		500				500
====>	Item Totals:	18000	- Sub & Supplier Bidding								
\$5,350.00					[]		5,350				5,350
5,350.000		1 LS					5,350.00				5,350.00

BID ITEM = 19000											
Description =	Sub Administration & Coordination		Land Item Unit =		SCHEDULE: 1 LS	100 Takeoff Quan:		0.000		Engr Quan:	0.000
<i>There are no activities in this biditem.</i>											

BID ITEM = 21000											
Description =	Mobilization/Demobilization		Land Item Unit =		SCHEDULE: 1 LS	100 Takeoff Quan:		1.000		Engr Quan:	1.000
21000A	Mobe Office Trailer		Quan:		1.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>HALO</u>	Lowboy Crew		8.00	CH	Prod:	8.0000 HU	Lab Pcs:	1.00	Eqp Pcs:	1.00	
3PERDIUM	Perdium	1.00	1.00	EA	200.000		200				200
8TRLOW	Lowboy Truck	1.00	8.00	HR	78.000			624			624
TRKDRVR-TRLR	Truck Driver w/Trlr	1.00	8.00	MH	63.730	607					607
\$1,430.71	8.0000 MH/EA		8.00	MH	[509.84]	607	200	624			1,431

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM = 21000			Land Item	SCHEDULE: 1	100					
Description =	Mobilization/Demobilization		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
21000B	Mobe/Demobe Forklift		Quan:	2.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
401SUBMOBE	Mobilization Sub	1.00	2.00 EA	600.000				1,200		1,200
=====>	Item Totals: 21000 - Mobilization/Demobilization									
\$2,630.71	8.0000 MH/LS		8.00 MH	[509.84]	607		200	624	1,200	2,631
2,630.710	1 LS				606.71		200.00	624.00	1,200.00	2,630.71
BID ITEM = 22000			Land Item	SCHEDULE: 1	100					
Description =	Administration During Construction		Unit =	LS	Takeoff Quan:		0.000	Engr Quan:		0.000
	<i>There are no activities in this biditem.</i>									
BID ITEM = 23000			Land Item	SCHEDULE: 1	100					
Description =	Schedule Development & Updates		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
23000A	Prepare Baseline CPM Schedule		Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
6SCHED	Scheduler	1.00	24.00 HR	125.000			3,000			3,000
=====>	Item Totals: 23000 - Schedule Development & Updates									
\$3,000.00				[]			3,000			3,000
3,000.000	1 LS						3,000.00			3,000.00
BID ITEM = 24000			Land Item	SCHEDULE: 1	100					
Description =	Estimating & Project Accounting		Unit =	LS	Takeoff Quan:		0.000	Engr Quan:		0.000
	<i>There are no activities in this biditem.</i>									
BID ITEM = 25000			Land Item	SCHEDULE: 1	100					
Description =	Communications & Coordination		Unit =	LS	Takeoff Quan:		0.000	Engr Quan:		0.000
	<i>There are no activities in this biditem.</i>									
BID ITEM = 26000			Land Item	SCHEDULE: 1	100					
Description =	Attendance at Regular Meetings		Unit =	LS	Takeoff Quan:		0.000	Engr Quan:		0.000
	<i>There are no activities in this biditem.</i>									
BID ITEM = 27000			Land Item	SCHEDULE: 1	100					
Description =	Reporting/Project Documentation		Unit =	LS	Takeoff Quan:		0.000	Engr Quan:		0.000
	<i>There are no activities in this biditem.</i>									

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM = 28000											
Description =	Application for Payment Prep & Deliverab			Land Item Unit =	SCHEDULE: 1 LS	100 Takeoff Quan:		0.000		Engr Quan:	0.000
<i>There are no activities in this biditem.</i>											
BID ITEM = 29000											
Description =	RFI Processing, Administration, & Tracki			Land Item Unit =	SCHEDULE: 1 LS	100 Takeoff Quan:		0.000		Engr Quan:	0.000
<i>There are no activities in this biditem.</i>											
BID ITEM = 30000											
Description =	Management of Regulatory Requirements			Land Item Unit =	SCHEDULE: 1 LS	100 Takeoff Quan:		1.000		Engr Quan:	1.000
<i>There are no activities in this biditem.</i>											
BID ITEM = 31000											
Description =	Review/Process Submittals, Shop Drawings			Land Item Unit =	SCHEDULE: 1 LS	100 Takeoff Quan:		0.000		Engr Quan:	0.000
<i>There are no activities in this biditem.</i>											
BID ITEM = 32000											
Description =	Coordination of Lab Testing			Land Item Unit =	SCHEDULE: 1 LS	100 Takeoff Quan:		0.000		Engr Quan:	0.000
<i>There are no activities in this biditem.</i>											
BID ITEM = 33000											
Description =	Travel & Subsistence for Project Supervi			Land Item Unit =	SCHEDULE: 1 WK	100 Takeoff Quan:		20.000		Engr Quan:	20.000
33000A Construction Manager					Quan:	40.00 DAY	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
3PERDIUM	Perdium	1.00	20.00 EA		200.000			4,000			4,000
33000B Project Manager					Quan:	20.00 DAY	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
3PERDIUM	Perdium	1.00	0.00 DAY		200.000						
33000C Superintendent					Quan:	20.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
3PERDIUM	Perdium	1.00	0.00 WK		2,000.000						
33000D Project Engineer					Quan:	20.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
3PERDIUM	Perdium	1.00	20.00 DAY		200.000			4,000			4,000
33000E Safety Supervision					Quan:	20.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000	
3PERDIUM	Perdium	1.00	5.45 DAY		200.000			1,090			1,090
====> Item Totals: 33000 - Travel & Subsistence for Project Supervi											
\$9,090.00					[]			9,090			9,090
454.500			20 WK					454.50			454.50

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM = 34000				Land Item	SCHEDULE: 1	100					
Description =	Company Owned Vehicle/Stipend for Projec			Unit =	WK	Takeoff Quan:		20.000	Engr Quan:		20.000
34000A	Construction Manager Vehicle			Quan:	20.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
3TRUCK	Truck	1.00	20.00 DAY		100.000			2,000			2,000
34000B	Project Manager Vehicle			Quan:	20.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
3TRUCK	Truck	1.00	0.00 DAY		100.000						
34000C	Superintendent Truck			Quan:	20.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
3TRUCK	Truck	1.00	80.00 DAY		100.000			8,000			8,000
34000D	Project Engineer Vehicle			Quan:	20.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
3TRUCK	Truck	1.00	20.00 DAY		100.000			2,000			2,000
34000E	Safety Supervision Truck			Quan:	20.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
3TRUCK	Truck	1.00	5.45 DAY		100.000			545			545
====>	Item Totals:	34000	- Company Owned Vehicle/Stipend for Projec								
	\$12,545.00				[]			12,545			12,545
	627.250		20 WK					627.25			627.25

BID ITEM = 35000				Land Item	SCHEDULE: 1	100					
Description =	Fuel & Maintenance for Company Owned Veh			Unit =	WK	Takeoff Quan:		20.000	Engr Quan:		20.000
35000A	Construction Manager Vehicle			Quan:	20.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
3FUEL	Fuel	1.00	20.00 DAY	250.0000	40.000			800			800
35000B	Project Manager Vehicle			Quan:	20.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
3FUEL	Fuel	1.00	0.00 DAY	250.0000	40.000						
35000C	Superintendent Truck			Quan:	20.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
3FUEL	Fuel	1.00	100.00 DAY	250.0000	40.000			4,000			4,000
35000D	Project Engineer Vehicle			Quan:	20.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
3FUEL	Fuel	1.00	20.00 DAY	250.0000	40.000			800			800
35000E	Safety Supervision Truck			Quan:	20.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
3FUEL	Fuel	1.00	5.45 DAY	250.0000	40.000			218			218
====>	Item Totals:	35000	- Fuel & Maintenance for Company Owned Veh								
	\$5,818.00				[]			5,818			5,818
	290.900		20 WK					290.90			290.90

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM = 36000											
Description =	Project Specific Electronic Equipment				Land Item Unit =	SCHEDULE: 1 MO	100 Takeoff Quan:	5.000		Engr Quan:	5.000
36000A	Phones - 2 each				Quan:	5.00 MO	Hrs/Shft:	8.00 Cal: 508	WC: WA0000		
3PHONE	Phone	1.00	10.00 MO		100.000			1,000			1,000
36000B	Computers & Tablets - 2 each				Quan:	5.00 MO	Hrs/Shft:	8.00 Cal: 508	WC: WA0000		
3COMPUTER	Computer	1.00	10.00 MO		150.000			1,500			1,500
36000C	Internet Fees				Quan:	5.00 MO	Hrs/Shft:	8.00 Cal: 508	WC: WA0000		
3INTERNET	Internet Fees	1.00	5.00 MO		200.000			1,000			1,000
36000D	Printer				Quan:	5.00 MO	Hrs/Shft:	8.00 Cal: 508	WC: WA0000		
3PRINT	Printer	1.00	0.00 MO		0.000						
====>	Item Totals:	36000	- Project Specific Electronic Equipment								
\$3,500.00					[]			3,500			3,500
700.000		5 MO						700.00			700.00

BID ITEM = 37000											
Description =	Project Specific Web-based PM Software				Land Item Unit =	SCHEDULE: 1 LS	100 Takeoff Quan:	1.000		Engr Quan:	1.000
37000A	Project Specific Web-based PM Software				Quan:	2,000,000.00 CV	Hrs/Shft:	8.00 Cal: 508	WC: WA0000		
3SOFTWARE	Software	1.00	2,000,000.00 CV		0.002			4,000			4,000
====>	Item Totals:	37000	- Project Specific Web-based PM Software								
\$4,000.00					[]			4,000			4,000
4,000.000		1 LS						4,000.00			4,000.00

BID ITEM = 38000											
Description =	Project Safety Program				Land Item Unit =	SCHEDULE: 1 LS	100 Takeoff Quan:	1.000		Engr Quan:	1.000
38000A	Site Specific Safety Plan				Quan:	1.00 LS	Hrs/Shft:	8.00 Cal: 508	WC: WA0000		
<u>ZZ</u>	BLANK CREW		40.00	CH	Prod:	40.0000 HU	Lab Pcs:	0.00	Eqp Pcs:	0.00	
6SAFETY	Safety Supervision	1.00	24.00 MH	1.0000	110.000			2,640			2,640
6SUPER-GEN	General Superintendants	1.00	8.00 MH	1.0000	60.000			480			480
\$3,120.00					[]			3,120			3,120
====>	Item Totals:	38000	- Project Safety Program								
\$3,120.00					[]			3,120			3,120
3,120.000		1 LS						3,120.00			3,120.00

BID ITEM = 39000											
Description =	Quality Control During Construction				Land Item Unit =	SCHEDULE: 1 LS	100 Takeoff Quan:	1.000		Engr Quan:	1.000
39000B	QC Plan				Quan:	1.00 LS	Hrs/Shft:	8.00 Cal: 508	WC: WA0000		

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 39000				Land Item	SCHEDULE: 1 100						
Description =	Quality Control During Construction		Unit =	LS	Takeoff Quan:			1.000	Engr Quan:		1.000
6QA/QC	Quality Assure/Cont Person	1.00	0.00 MH	1.0000	125.000						
====>	Item Totals:	39000	- Quality Control During Construction								
\$0.00					[]						
0.000		1 LS									

BID ITEM = 40000				Land Item	SCHEDULE: 1 100						
Description =	Photo & Video Documentation		Unit =	WK	Takeoff Quan:			20.000	Engr Quan:		20.000
40000A	Photo & Video Documentation		Quan:	20.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000			
3PHOTO	Photo Doc Sub	1.00	0.00 WK		20.000						
====>	Item Totals:	40000	- Photo & Video Documentation								
\$0.00					[]						
0.000		20 WK									

BID ITEM = 41000				Land Item	SCHEDULE: 1 100						
Description =	Commissioning Support		Unit =	DAY	Takeoff Quan:			10.000	Engr Quan:		10.000
41000A	Commissioning Support		Quan:	5.00 DAY	Hrs/Shft:	8.00	Cal: 508	WC: WA0000			
<u>ZZ</u>	(Mod) BLANK CREW		40.00 CH	Prod:	8.0000 HU	Lab Pcs:	1.00	Eqp Pcs:	0.00		
CARP-MILLRT	Carpenter Millwright	1.00	40.00 MH	82.500	3,927				3,927		
\$3,927.00	8.0000 MH/DAY		40.00 MH	[660]	3,927				3,927		
====>	Item Totals:	41000	- Commissioning Support								
\$3,927.00	4.0000 MH/DAY		40.00 MH	[330]	3,927				3,927		
392.700	10 DAY				392.70				392.70		

BID ITEM = 42000				Land Item	SCHEDULE: 1 100						
Description =	Commissioning Agent		Unit =	DAY	Takeoff Quan:			0.000	Engr Quan:		0.000
<i>There are no activities in this biditem.</i>											

BID ITEM = 43000				Land Item	SCHEDULE: 1 100						
Description =	Punchlist Prep, Monitoring, & Administra		Unit =	LS	Takeoff Quan:			0.000	Engr Quan:		0.000
<i>There are no activities in this biditem.</i>											

BID ITEM = 44000				Land Item	SCHEDULE: 1 100						
Description =	Prep of Closeout & Record Documentation		Unit =	LS	Takeoff Quan:			1.000	Engr Quan:		1.000
44000A	Reproduction Costs		Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: WA0000			
3COPY	Copy Costs	1.00	1.00 LS	1,000.000				1,000			1,000
====>	Item Totals:	44000	- Prep of Closeout & Record Documentation								

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM = 44000				Land Item	SCHEDULE: 1	100					
Description =	Prep of Closeout & Record Documentation		Unit =	LS	Takeoff Quan:			1.000	Engr Quan:		1.000
\$1,000.00				[]				1,000			1,000
1,000.000	1 LS							1,000.00			1,000.00
BID ITEM = 45000				Land Item	SCHEDULE: 1	100					
Description =	O & M Manuals		Unit =	LS	Takeoff Quan:			1.000	Engr Quan:		1.000
45000A	Reproduction Costs		Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: WA0000			
3COPY	Copy Costs	1.00	1.00 LS		1,000.000			1,000			1,000
=====	Item Totals:	45000	- O & M Manuals								
\$1,000.00				[]				1,000			1,000
1,000.000	1 LS							1,000.00			1,000.00
BID ITEM = 46000				Land Item	SCHEDULE: 1	100					
Description =	General Contract Closeout Support		Unit =	LS	Takeoff Quan:			0.000	Engr Quan:		0.000
<i>There are no activities in this biditem.</i>											
BID ITEM = 47000				Land Item	SCHEDULE: 1	100					
Description =	Cost of Consultants During Construction		Unit =	LS	Takeoff Quan:			0.000	Engr Quan:		0.000
<i>There are no activities in this biditem.</i>											
BID ITEM = 48000				Land Item	SCHEDULE: 1	100					
Description =	Surveying		Unit =	LS	Takeoff Quan:			1.000	Engr Quan:		1.000
48000A	Surveying		Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: WA0000			
2SURVEYEQUIP	Survey Equipment@106%	1.00	16.00 HR		25.000		424				424
6SURVEYOR	Surveyor	1.00	16.00 HR		125.000			2,000			2,000
\$2,424.00				[]			424	2,000			2,424
=====	Item Totals:	48000	- Surveying								
\$2,424.00				[]			424	2,000			2,424
2,424.000	1 LS						424.00	2,000.00			2,424.00
BID ITEM = 49000				Land Item	SCHEDULE: 1	100					
Description =	Erosion Control		Unit =	LS	Takeoff Quan:			1.000	Engr Quan:		1.000
49000A	Silt Fence		Quan:	200.00 LF	Hrs/Shft:	8.00	Cal: 508	WC: WA0000			
<u>ZZ</u>	BLANK CREW		5.00 CH		Prod: 320.0000 US		Lab Pcs:	3.00	Eqp Pcs:		1.00
2ECSF	Silt Fence@106%	1.00	200.00 LF		1.600		339				339
8EX416	Cat 416 Backhoe	1.00	5.00 HR		34.151				171		171
LAB-GEN	Laborer-General	2.00	10.00 MH		55.110	656					656
OP-GEN	Operator-General	1.00	5.00 MH		65.110	387					387
\$1,553.16	0.0750 MH/LF		15.00 MH		[4.383]	1,043	339		171		1,553

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM	= 49000										
Description =	Erosion Control		Land Item Unit =		SCHEDULE: 1 LS	100 Takeoff Quan:		1.000	Engr Quan:		1.000
49000G	Inlet Protection		Quan:		4.00 EA	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>ZZ</u>	(Mod) BLANK CREW		2.00	CH	Prod:	0.5000 HU	Lab Pcs:	1.00	Eqp Pcs:		0.00
2ECCB	Catch Basin Prote@106%	1.00	4.00	EA	45.000		191				191
LAB-GEN	Laborer-General	1.00	2.00	MH	55.110	131					131
\$321.96	0.5000 MH/EA		2.00	MH	[27.555]	131	191				322
====>	Item Totals:	49000	- Erosion Control								
\$1,875.12	17.0000 MH/LS		17.00	MH	[986.87]	1,174	530		171		1,875
1,875.120	1 LS					1,174.37	530.00		170.75		1,875.12
BID ITEM	= 50000										
Description =	Dust Control		Land Item Unit =		SCHEDULE: 1 WK	100 Takeoff Quan:		1.000	Engr Quan:		1.000
50000A	Dust Control		Quan:		1.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<i>There are no cost resources for this activity.</i>											
====>	Item Totals:	50000	- Dust Control								
\$0.00					[]						
0.000	1 WK										
BID ITEM	= 51000										
Description =	Snow Removal		Land Item Unit =		SCHEDULE: 1 WK	100 Takeoff Quan:		1.000	Engr Quan:		1.000
51000A	Snow Removal		Quan:		1.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>ZZ</u>	(Mod) BLANK CREW		80.00	CH	Prod:	80.0000 HU	Lab Pcs:	0.00	Eqp Pcs:		0.00
8LDR950	=> Cat 950 Loader	1.00	0.00	MO	7,800.000						
OP-GEN	Operator-General		0.00	MH	65.110						
\$0.00					[]						
====>	Item Totals:	51000	- Snow Removal								
\$0.00					[]						
0.000	1 WK										
BID ITEM	= 52000										
Description =	Site Street Cleaning		Land Item Unit =		SCHEDULE: 1 WK	100 Takeoff Quan:		1.000	Engr Quan:		1.000
52000A	Site Street Cleaning		Quan:		1.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<i>There are no cost resources for this activity.</i>											
====>	Item Totals:	52000	- Site Street Cleaning								
\$0.00					[]						
0.000	1 WK										

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM = 53000											
Description =	Temporary Building Heat & Power			Land Item Unit =	SCHEDULE: 1	100					
					WK	Takeoff Quan:		1.000	Engr Quan:		1.000
53000A	Temporary Power Connection				Quan:	1.00 WK	Hrs/Shft:	8.00 Cal: 508	WC: WA0000		
3TEMPOW	Temp Power	1.00	1.00 LS		0.000						
53000B	Power Fees				Quan:	1.00 WK	Hrs/Shft:	8.00 Cal: 508	WC: WA0000		
3POWERFEE	Power Fees	1.00	1.00 WK		0.000						
====>	Item Totals: 53000 - Temporary Building Heat & Power										
\$0.00					[]						
0.000	1 WK										
BID ITEM = 54000											
Description =	Temporary Construction Signs			Land Item Unit =	SCHEDULE: 1	100					
					LS	Takeoff Quan:		1.000	Engr Quan:		1.000
54000A	Temporary Construction Signs				Quan:	1.00 LS	Hrs/Shft:	8.00 Cal: 508	WC: WA0000		
3TSIGN	Temp Signage	1.00	1.00 LS		0.000						
====>	Item Totals: 54000 - Temporary Construction Signs										
\$0.00					[]						
0.000	1 LS										
BID ITEM = 55000											
Description =	Fences & Barricades			Land Item Unit =	SCHEDULE: 1	100					
					LS	Takeoff Quan:		1.000	Engr Quan:		1.000
55000A	Temp Fence				Quan:	1.00 LS	Hrs/Shft:	8.00 Cal: 508	WC: WA0000		
3TEMPFEN	Temp Fence	1.00	0.00 LF		12.000						
====>	Item Totals: 55000 - Fences & Barricades										
\$0.00					[]						
0.000	1 LS										
BID ITEM = 56000											
Description =	Temp Parking & Laydown Prep & Removal			Land Item Unit =	SCHEDULE: 1	100					
					LS	Takeoff Quan:		1.000	Engr Quan:		1.000
	There are no activities in this biditem.										
BID ITEM = 57000											
Description =	Storage Facilities Onsite & Offsite			Land Item Unit =	SCHEDULE: 1	100					
					LS	Takeoff Quan:		1.000	Engr Quan:		1.000
	There are no activities in this biditem.										
BID ITEM = 58000											
Description =	Site Office & General Office Supplies			Land Item Unit =	SCHEDULE: 1	100					
					WK	Takeoff Quan:		20.000	Engr Quan:		20.000

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity	Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 58000					Land Item	SCHEDULE: 1	100					
Description =	Site Office & General Office Supplies			Unit =	WK	Takeoff	Quan:		20.000	Engr Quan:		20.000
58000A	Site Office				Quan:	20.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
301OFFTLR	Office Trailer	1.00	20.00	WK		150.000			3,000			3,000
58000B	General Office Supplies				Quan:	20.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
301OFFSUPL	Office Supplies	1.00	20.00	WK		50.000			1,000			1,000
====>	Item Totals:	58000	- Site Office & General Office Supplies									
\$4,000.00						[]			4,000			4,000
200.000		20 WK							200.00			200.00

BID ITEM = 60000					Land Item	SCHEDULE: 1	100					
Description =	Temp Solids Loadout Truck Route Prep & R			Unit =	LS	Takeoff	Quan:		1.000	Engr Quan:		1.000
<i>There are no activities in this biditem.</i>												

BID ITEM = 61000					Land Item	SCHEDULE: 1	100					
Description =	Scaffold & Shoring for Access & Egress			Unit =	LS	Takeoff	Quan:		1.000	Engr Quan:		1.000
<i>There are no activities in this biditem.</i>												

BID ITEM = 62000					Land Item	SCHEDULE: 1	100					
Description =	Forklift Rental & Operator for General U			Unit =	WK	Takeoff	Quan:		20.000	Engr Quan:		20.000
62000N	Operated Forklift				Quan:	4.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>ZZ</u>	BLANK CREW			160.00	CH	Prod:	40.0000 HU	Lab Pcs:	0.00	Eqp Pcs:	0.00	
3FUEL	Fuel	1.00	500.00	GAL	250.0000	5.500		2,750				2,750
8MISFORKTH83	=> Cat TH83 Forklift	1.00	4.00	WK		950.000			3,800			3,800
OP-GEN	=> Operator-General	1.00	80.00	MH		65.110	6,198					6,198
\$12,748.45	20.0000 MH/WK		80.00	MH		[1302.2]	6,198	2,750	3,800			12,748
====>	Item Totals:	62000	- Forklift Rental & Operator for General U									
\$12,748.45		4.0000 MH/WK	80.00	MH		[260.44]	6,198	2,750	3,800			12,748
637.423		20 WK					309.92	137.50	190.00			637.42

BID ITEM = 63000					Land Item	SCHEDULE: 1	100					
Description =	Refuse Collection, Clean-up, Removal, &			Unit =	WK	Takeoff	Quan:		20.000	Engr Quan:		20.000
63000A	Dumpster				Quan:	20.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
301DUMPSTER	Dumpster	1.00	20.00	WK		200.000			4,000			4,000
63000B	Clean-Up Laborer				Quan:	20.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
<u>ZZ</u>	(Mod) BLANK CREW			400.00	CH	Prod:	20.0000 HU	Lab Pcs:	1.00	Eqp Pcs:	0.00	
LAB-GEN	Laborer-General	1.00	400.00	MH		55.110	26,232					26,232
\$26,232.36	20.0000 MH/WK		400.00	MH		[1102.2]	26,232					26,232

Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub- Contract	Total
BID ITEM = 63000			Land Item	SCHEDULE: 1	100					
Description =	Refuse Collection, Clean-up, Removal, &		Unit =	WK	Takeoff Quan:		20.000	Engr Quan:		20.000
====>	Item Totals: 63000 - Refuse Collection, Clean-up, Removal, &									
\$30,232.36	20.0000 MH/WK	400.00	MH	[1102.2]	26,232		4,000			30,232
1,511.618	20 WK				1,311.62		200.00			1,511.62
BID ITEM = 64000			Land Item	SCHEDULE: 1	100					
Description =	Temporary Sanitation		Unit =	WK	Takeoff Quan:		20.000	Engr Quan:		20.000
64000A Toilet/Wash Station			Quan:	20.00 WK	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
301TOILET	Toilet	1.00	40.00 WK	50.000			2,000			2,000
====>	Item Totals: 64000 - Temporary Sanitation									
\$2,000.00				[]			2,000			2,000
100.000	20 WK						100.00			100.00
BID ITEM = 65000			Land Item	SCHEDULE: 1	100					
Description =	First Aid Equipment		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
65000A First Aid Equipment			Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
3FAEQUIP	First Aid Equipment	1.00	1.00 LS	1,000.000			1,000			1,000
====>	Item Totals: 65000 - First Aid Equipment									
\$1,000.00				[]			1,000			1,000
1,000.000	1 LS						1,000.00			1,000.00
BID ITEM = 66000			Land Item	SCHEDULE: 1	100					
Description =	Final Cleaning		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
66000A Final Cleaning			Quan:	1.00 LS	Hrs/Shft:	8.00	Cal: 508	WC: WA0000		
401CLEAN	Cleaning Service	1.00	1.00 LS	0.000						
\$267,560.64	*** Report Totals ***	545.00	MH		38,139	954	222,673	4,595	1,200	267,561

>>> indicates Non Additive Activity

-----Report Notes:-----

The estimate was prepared with TAKEOFF Quantities.

This report shows TAKEOFF Quantities with the resources.

Bid Date: Owner: Engineering Firm:

Estimator-In-Charge:

JOB NOTES

Estimate created on: 08/17/2026 by User#: 2 - Jeff Carlson

Source estimate used: L:\HEAVYBID\EST\ESTMAST

Direct Cost Report

Activity	Desc	Quantity	Unit	MH/Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
Resource		Pcs									

BID ITEM = 66000 Land Item SCHEDULE: 1 100
Description = Final Cleaning Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

* on units of MH indicate average labor unit cost was used rather than base rate.

[] in the Unit Cost Column = Labor Unit Cost Without Labor Burdens

In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%

-----Calendar Codes-----

410 40 hrs week 4 @ 10
508 40 hour week-5 @ 8 (Default Calendar)
510 50 hours week 5 @ 10
610 60 hrs @ 6 10
SA1 sat @ 8 hr shift

Water Reclamation Facility Solids Handling Improvements

Guaranteed Maximum Price Agreement
with Apollo Inc.

Construction Management Services
Amendment with J-U-B Engineers

Andrew Arbini, Projects Division Manager

Public Works Department
September 15, 2026



Outline

- Project background
- Solids Treatment and Processing
- Summary of Project and Update
- Construction Manager/General Contractor (CMGC)
- Guaranteed Maximum Price (GMP)
- J-U-B Contract Amendment
- Financial Summaries
- Project Schedule

Project Background

- Improvements to the Solids Treatment originally identified in the 2013 Facilities Study
- 2024 Facilities Study provided refinement to these improvements
- Expected increase of solids production following the completed tertiary improvements project.

Solids Treatment and Processing

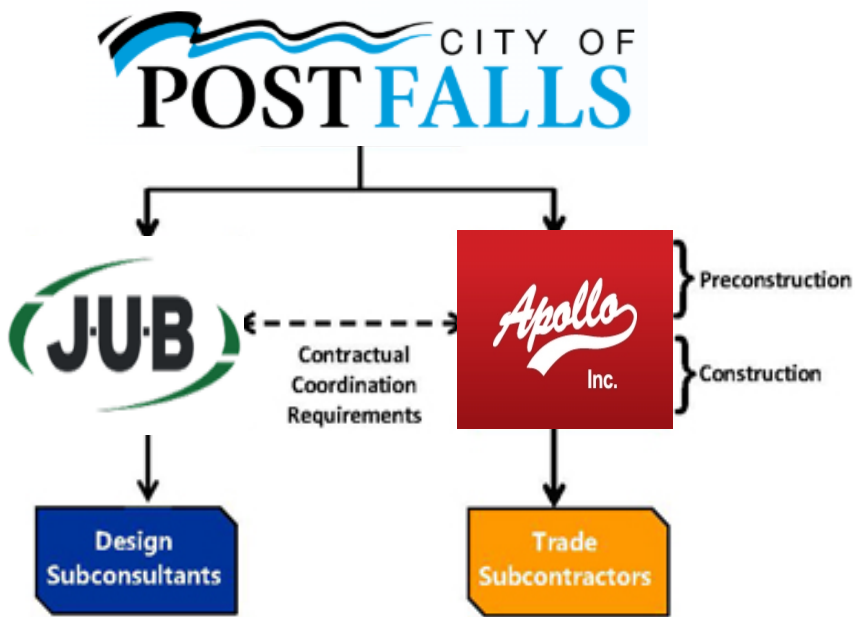
- Refers to materials removed from the treated water
- Consists of the microbes, used to biologically treat the water
- Tertiary treatment coagulant binds to particles including phosphorus (Consists of over 99% water)
- Water is removed from these materials through two process:
 - 1) Thickening
 - 2) Dewatering

Summary of Project

Project Elements:

- Prioritize procurement of an additional dewatering unit to improve redundancy of the dewatering process
- Project 1 – Procurement and installation of new dewatering unit
- Project 2 - Balance of solids improvements (includes thickening)
- Construction Manager/General Contractor delivery method

Construction Manager/General Contractor



- Apollo will provide input and constructability review on scheduling, sequencing and pricing.
- Apollo will develop a 'guaranteed maximum price' (for each project/phase) based on the project scope and schedule.
- The City and Apollo will negotiate the GMPs. If parties are unable to successfully negotiate a GMP, the projects may be bid through the traditional Design, Bid, Build delivery method

Project 1 (To-date)

- Design Contract with J-U-B Engineers
- Preconstruction Services Contract with Apollo Inc. (CM/GC)
- Preprocurement of equipment
 - BDP Press
 - JDV Conveyors
- Finalized Design of Project 1
- Guaranteed Maximum Price for the Construction of Project 1 with Apollo Inc.

Construction Manager/General Contractor

- Guaranteed Maximum Price (GMP) for construction includes contractor's contingency to manage the project risk. CMGC guarantees maximum price the owner will pay.
 - Risk is managed through a risk register and guides use of contingency
 - GMP excludes owner additions and items outside of risk register.
- Cost premium for alternative delivery
 - Management of risk versus lowest bid

Guaranteed Maximum Price

- Includes CMGC's direct costs, fee, contingency and assigned equipment contracts
- The GMP includes a \$32,110.68 contingency that Apollo may use toward the necessary remedy of items in the attached Risk Register
 - Apollo's use of the contingency requires review and approval by the City
 - Unused contingency returns as "savings" to the City
- Apollo bears the financial risk if the remedy to identified risks require funding beyond the contingency to remedy

CMGC Contingency vs City

Different tools to address different risks

CMGC

- Addresses all project risks identified during design
- Negotiated amount incorporated into GMP
- Maximum allowance to address risks which come into effect
- Must directly remedy risk
- Returns to city if not used

City

- Addresses changes in scope
- Internal city budgeting tool
- Decreased from typical project contingency

Risk Register

Name Custom		Active not incorporated into GMP estimate (Retained by Owner)				Item needs to be quantified											
Date: 9-3-20		Retired and incorporated into GMP				Updated since last milestone											
		Retired: Mitigated prior to GMP, not incorporated into GMP Estimate															
Risk ID	Project Phase	Risk Name	Risk Description	Threat/Opportunity	Probability of Occurrence	Risk Manager / Entity	Min. Cost	Most Likely Cost	Max Cost	Min. Time (Months)	Most Likely Time (Months)	Max Time (Months)	Mitigation	Cost/Time Description			
CON1	Design	Project 1- Major Process Equipment	Belt Filter Press /Conveyor and Solids ancillary conveyor equipment submittal and delivery timeline.	Both	Low- Communication with Vendor has been good.	LD	0	0	10000	0	0	0.5	Manage submittal and delivery timelines. Conveyors anticipated to be delivered Jan 5, 2027. LDs have been capped, so increased risk of late performance. A meeting with LDV may be beneficial to ensure accurate first round submittals. Apollo will look into lead times for glass lined pipe & determine if it is a risk. Adjust schedule for any delays realized prior to GMP negotiation.	Updated damages included in cost of work, extended project SCs			
CON2	Design	Project 4-Electrical Riser	Electrical gear submittal and delivery timeline.	Both													
ASG2	Design	Project 4-SS&QS Review	SS&QS review period could directly impact lead time for Project 4 construction to start.	Both	Low-SS&QS review period could directly impact lead time for Project 4 construction to start.	LD	0	0	0	0	0	0		Manage and additionally handling of these procurement equipment in the situation the Project 4 RFP is delayed.			
HW2	Design	Project 1 Paving	Construction and demolition paving/sealing.	Opportunity	Low	Apollo	0	5000	10000	0	0	0	Potential option to receive conveyor in pieces for easier installation or option to increase exterior door size to get larger conveyor pieces into building.	Charge from LDV to change fabrication; contractor to install conveyor in additional sections, larger door.			
CON5	Design	Project 4-TS Storage	Storage volume required will determine extent of submittal.	Opportunity	Low-Risk due to negotiation								Being mitigated through additional storage volume additional to what is in the RFP & what LDV & LD have been credited with in Progress Review.				

Construction	Project 1: Belt Filter Press Pilaster Foundations/Anchorage			Concern about inadequate foundation sizing when anchor bolts are reviewed	Threat		Low	Apollo	0	5000	10000
--------------	---	--	--	---	--------	--	-----	--------	---	------	-------

CON6	Construction	Project 1: Qualified Subcontractors	Qualified subcontractors in all critical scopes of work to ensure competition while also maintaining expected level of service and quality.	Both	Medium	Apollo	0	10000	20000	0	1	2	Early outreach and strategic bid packages to increase SC interest. Apollo will put together a subcontractor plan for the team to review.	Work will not get completed as efficiently or safely with unqualified subcontractors.
CON7	Construction	Project 1: Subcontractor Scope Gap/Negotiation	Work interfaces between scopes are not explicitly assigned.	Threat	High	Apollo	-	50000	100000	-	-	-	Clearly defined work scope statement and interface definitions. Establish contractor contingency budget.	1% - 1% of cost of work
CON8	Construction	Project 1: Conveyer Procurement	Submittal gap in 0 weeks and delivery was 10 weeks following equipment information provided in the RFP.	Both	Medium	Apollo							Conveyers anticipated to be delivered Jan 5, 2027. LDs have been capped, so increased risk of late performance. A meeting with LD may be beneficial to ensure accurate first round submittals.	Added to CON14
CON9	Construction	Project 1: Belt Filter Press Pilaster Foundations/Anchorage	Concern about inadequate foundation sizing when anchor bolts are reviewed	Threat	Low	Apollo	0	5000	10000	0	0.25	0.5		
CON10	Construction	Project 1: Scope yet to be finally designed, missed scope, or estimating errors	Scope to be designed after GMP negotiation, missed scope or estimating errors in GMP cost of work	Threat	Low	Apollo	5000	5000	15000	0	0.25	0.5		
CON11	Construction	Project 1: Delays in receipt of materials or equipment not reasonably foreseen or known	Delays in delivery of materials or equipment not known at time of GMP establishment	Threat	Low	Apollo	0	2500	5000	0	0	0.5		
CON12	Construction	Project 1: Labor or material cost escalation not reasonably foreseen or known	Material cost escalation not reasonably foreseen or known at GMP establishment	Threat	Low	Apollo	0	0	2500	0	0	0		
CON13	Construction	Project 1: Replacement and recovery costs for non-performing or defaulting subcontractors or suppliers.	Costs resultant from replacing defaulting subcontractor or supplier including additional cost of replacement subcontractor or supplier	Threat	Low	Apollo	0	0	10000	0	0	1		
CON14	Construction	Project 1: Costs incurred to correct defective, damaged, or nonconforming work	Cost for CMGC or subcontractor to correct defective, damaged or nonconforming work	Threat	Low	Apollo	0	2500	5000	0	0	0.25		
CON15	Construction	Project 1: Unanticipated change in the Schedule of Performance. Acceleration costs.	Cost to accommodate unanticipated change in the schedule of performance.	Threat	Low	Apollo	0	2500	5000	0	0	0		
CON16	Construction	Project 1: General conditions overruns	General conditions overruns due to weather delays, site conditions, etc.	Threat	Low	Apollo	0	2500	5000	0	0.25	0.5		

Guaranteed Maximum Price

	Description	Project 1
	Cost of Work	
1	Direct Cost of Work	\$ 1,070,356.00
2	General Conditions	\$ 260,826.00
3	Allowances	NA
4	Alternates	NA
5	Unit Costs	NA
6	Owner Procurement Assignments	\$ 752,240.00
7	CM/GC Contingency - 3%	\$ 32,110.68
	Cost of Work Total	\$ 2,115,532.68
	CMGC Fee	
8	Apollo CMGC Fee - 8%	\$ 169,242.61
9	Apollo CMGC Bond & Insurance - 2%	\$ 42,310.65
	CMGC Fee Total -10%	\$ 211,553.27
	Contract Sum (GMP)	\$ 2,327,085.95

Financial Summary with Apollo Inc.

Guaranteed Maximum Price	\$2,327,085.95
Requested City Contingency (3%)	<u>\$ 69,812.58</u>
Total Request	\$ 2,396,898.53

The project is Budgeted and funded through the Solids Handling Improvements
GL: 650-463.3125.95520

J-U-B Amendment

- Contract amendment includes the construction management services for Project 1
- Includes supporting services and oversight of:
 - Solids Dewatering construction and associated improvements
 - Headworks Odor Improvements

Financial Summary with J-U-B Engineers.

Contract Amendment for Construction Support Services

Total Request \$ 344,600

The project is Budgeted and funded through the Solids Handling Improvements
GL: 650-463.3125.95520

Estimated Financial Summary for Project 1

J-U-B Design Services (embedded with project 2)	\$ ~391,000
J-U-B Construction Management	\$ 344,600
Apollo Preconstruction Services	\$ 454,901.99
Apollo Guaranteed Maximum Price	\$ 1,574,845.95
Belt Dewatering Press	\$ 738,500
Conveyor System	\$ 87,590
Total	\$ 3,591,437.94

Surplus of Existing Equipment

- A declaration of surplus items is requested with the approval of capital projects
 - New process as of 2026
 - Intended to streamline the disposal of assets replaced during capital projects
- No major assets are being retired until Project 2
- Small components such as grating, valves and ductwork will be disposed of by the contractor or returned to the City for reuse depending on the item's value

Next Steps

- Bid sub-Work packages
- Construction of Project 1 improvements (October 2026 to July 2027)
- SCADA Programming Contract for Project 1 improvements
- Continue design development of Project 2 improvements
- GMP Negotiation for Project 2 (Spring 2027)

Questions



CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 9/15/2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Andrew Arbini, Projects Division Manager

SUBJECT: Water Reclamation Facility Solids Handling Improvements, Construction Management Services Amendment with J-U-B Engineers

ITEM AND RECOMMENDED ACTION:

The item presented is a contract amendment for Construction Management Services with J-U-B Engineers for Project 1 of the Solids Handling Improvements Project. Staff recommends approval of the contract. Staff requests City Council approval and for the Mayor to sign the amendment with J-U-B Engineers.

DISCUSSION:

Background

Significant upgrades are needed at the Water Reclamation Facility (WRF) to improve the solids handling process of wastewater treatment. Several components of these planned improvements were initially identified in the 2013 WRF Facility Plan and updated in the 2024 Facility Master Plan. Solids refer to the materials removed from the treated water in the various processes of the WRF. They consist of the microbes which biologically treat the water, residual untreated waste products, and the particles created when the tertiary treatment coagulant binds to particles including phosphorus. This material is over 99% water. For economical handling, the water must be removed from the materials, which is accomplished through two processes, called thickening and dewatering.

The Solids Handling Improvements Project is divided into two sub projects. Project 1 will increase the existing redundancy in the treatment of wastewater by expediting the procurement and installation of an additional BDP press. Project 1 also includes odor control modifications at the Headworks facility. Project 2 includes the balance of the Solids Handling project improvements and is currently at a 60% design, with a final design deliverable expected in Spring 2027.

Recommended Construction Management Services

The contract amendment with J-U-B Engineers is for Construction Management Services for Project 1 and is a total amount of \$344,600. These services include oversight and engagement with the contractor to ensure the project is constructed and completed as designed. This is a companion request to the Guaranteed Maximum Price amendment, presented concurrently to City Council.

City staff will provide a brief presentation summarizing this memo and the next steps.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

Change Order with BDP Industries, May 19, 2026

Contract with JDV Equipment, May 19, 2026

CMGC Contract with Apollo Inc, February 17, 2026

Procurement contract with BDP Industries, November 3, 2025

Sole source declaration of BDP Industries, September 16, 2025
Design Contract with J-U-B, July 1, 2025
WRF Facility Planning Study, June 18, 2024

APPROVED OR DIRECTION GIVEN:

Council approved and adopted the Facility Planning Study

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

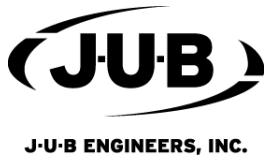
Project work including design, is funded through the WRF project budget for Solids Handling Improvements. Council approval is requested in the amount of \$344,600.

BUDGET CODE:

650-463.3125.95520

ATTACHMENTS:

1. J-U-B Amendment 1 CMS



J-U-B ENGINEERS, Inc.
AGREEMENT FOR PROFESSIONAL SERVICES

Authorization for Contract Amendment (#1)

CLIENT: City of Post Falls

Project Name: WRF Solids Handling Improvements Project

J-U-B Project Number: 93-25-006

1. *Amendments.* The following amendments to Attachment 1 – Scope of Services, Basis of Fee and Schedule to the project referenced above have been or will be performed by J-U-B ENGINEERS, Inc. (J-U-B). These Amendments are a supplement to the scope of services contained in J-U-B's existing Agreement for Professional Services for this Project, dated July 1, 2025. All other TERMS AND CONDITIONS of said Agreement remain in full force and effect.

See Attachments: AAS#1- Scope of Work

2. *Verbal Authorization by CLIENT, if Applicable.* J-U-B was verbally authorized by the CLIENT to provide these Amendments by:

N/A
Name

N/A
Date

3. *Payment for Amendments.* Unless otherwise noted below, J-U-B will provide these Amendments on a time and materials basis, using J-U-B's standard billing rates or, if applicable, the billing rates established in the initial Agreement for Professional Services.

Other Basis for Payment:

See Attachments: AAS#1- Scope of Work

4. *Schedule of Services.* Due to the Amendments, the Schedule of Services to be performed under the original Agreement for Professional Services is modified as follows:

See Attachments: AAS#1- Scope of Work

Dated this 15 day of September 2026.

CLIENT

By: _____
Project Representative or Authorized Signatory for
CLIENT

Print or Type Name and Title

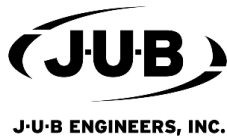
J-U-B ENGINEERS, Inc.

Cory R Baune
Digitally signed by Cory R Baune
DN: cn=Cory R Baune,
o=Qualifier-A01410C0000019CB4FE45E60005BE76,
c=US
Date: 2026.09.08 06:33:37-0700

By: _____
Project Representative or Authorized Signatory for J-U-B

Cory R. Baune, Exec. VP

Print or Type Name and Title



**J-U-B ENGINEERS, Inc.
AGREEMENT FOR PROFESSIONAL SERVICES**

**Amendment #1 to Professional Services Agreement – Scope of Services, Basis of Fee, and
Schedule**

PROJECT NAME: City of Post Falls Water Reclamation Facility (WRF): Solids Handling
Improvements

CLIENT: City of Post Falls

J-U-B PROJECT NUMBER: 93-25-006

TYPE OF SERVICE: Water/Wastewater

ATTACHMENT TO:

**☒ AUTHORIZATION FOR ADDITIONAL SERVICES #1 (AAS#1); ORIGINAL
AGREEMENT DATED: July 1, 2025**

The referenced Agreement for Professional Services executed between J-U-B ENGINEERS, Inc. (J-U-B) and the CLIENT is amended and supplemented to include the following provisions regarding the Scope of Services, Basis of Fee, and/or Schedule:

PART 1 - PROJECT UNDERSTANDING

J-U-B's understanding of this project's history and CLIENT's general intent and scope of the project are described as follows:

J-U-B provided design phase services under the Master Agreement and prior amendments for the following major project elements for the WRF Solids Handling Improvements:

- Headworks modifications for foul air improvements and freeze protection
- New solids thickening system including drum thickening, feed and solids pumps and polymer systems in new solids handling building
- Expanded dewatering capacity in dewatering building and new solids handling building
- Solids holding tank storage modifications and mixing systems
- New plant drain lift station No. 1
- Upgraded control building plant drain lift station (PD No. 3)
- Upgraded vector dump screening and pumping
- Tertiary chemical sludge piping modifications at the plate settler system
- Power feed upgrades and electrical and controls to support process improvements

The construction phase of the project is currently planned to be delivered by an alternative delivery method - Construction Manager/ General Contractor (CM/GC) - in accordance with Idaho Code. Two design deliverable packages will be issued:

- The first deliverable is Project 1 for the addition of a new belt-filter press adjacent to the existing BDP Inc. unit including associated discharge conveyance, modifications to the tertiary chemical sludge pumping system, and headworks channel cover improvements. This amendment provides construction management support for the design elements included in Project 1, listed above.

Assistance for Guaranteed Maximum Price (GMP) Development and award of the project was scoped previously under Task 220.

- The second deliverable, Project 2, will include the balance of the Overall Solids Handling Improvements Project, including new thickening process, further expansion of solids dewatering, liquid solids storage expansion, polymer systems, site lift stations and vector improvements. The Scope of Work for Construction Management Support Services for Project 2 will be an additional service task amendment that will amend the budget for the identified tasks/subtasks, which is anticipated in the spring of 2027.

Final Bidding Documents for Project 1 have been issued to the CM/GC for GMP development. Project 2, final Bidding Documents are anticipated to be complete and ready for bidding in February 2027, pending agency review.

PART 2 - SCOPE OF SERVICES BY J-U-B

J-U-B's Construction Support Services under this Agreement are identified and delineated below and in Standard Exhibit A - Construction Phase Services, and Exhibit B (Work Breakdown Structure Basis of Fee Estimate). Any other items necessary to plan and implement the project, including but not limited to those specifically listed in PART 3, are the responsibility of CLIENT unless otherwise mutually agreed to as Additional Services.

TASK 250 – CONSTRUCTION PHASE SERVICES

After receiving written authorization from CLIENT to proceed with the construction phase, J-U-B will provide the following Services with respect to Project 1:

Subtask -001: Project Budget and Controls Administration

1. Oversee project tasks and coordinate with CLIENT representatives to manage the scope, schedule, budget, and work plan. Invoices will be prepared and submitted to the CLIENT on a monthly basis and will reflect work accomplished during the billing period.

Subtask -002: Construction Administration

1. Provide Construction Phase support as listed in Standard Exhibit A - Construction Phase Services as follows:
 - Reference "Construction Phase" Items 1, 2, 4 and 6 and 8 through 14, as marked.
 - Reference "Post-Construction Phase" Item 5, as marked.
2. Regular check-in meetings (bi-weekly) with CLIENT and Engineer to coordinate directly with Owner for construction related issues and direction. Meetings are anticipated to be virtual, less than 1-hour, and attended by the Project Engineer.. J-U-B to issue post-meeting notes.
3. The assumed construction duration for the purpose of developing this scope of work herein, is as follows:
 - a. Project 1:
 - 4 months for project mobilization and initiation of construction
 - 4 months of work onsite to achieve Substantial Completion
 - 1 month for CM/GC to achieve Final Completion and,

- 1 month for record drawing development and project documentation closeout.
4. Primary staffing for the CMS Phase Services is (procedures for changes to staffing are outlined in Section 2.3 of the Original Agreement):
 5. Project 1:
 - a. Project Manager / Project Engineer – Michael Conn, P.E.
 - b. Assistant Engineer – Brandon Boyd, E.I.
 - c. Resident Project Representative (RPR) – Scott Fletcher
 6. The Project is anticipated to be City-funded, and that there will be no reimbursement requests from funding agencies.
 7. RPR Services discussed elsewhere in this document.

Subtask -003: On-Site Progress Meetings

1. Prepare for and complete weekly progress meetings on-site during periods of site activity (assumed to be five months) to facilitate project communication. During the remainder of the construction period, it is assumed that the CM/GC will be off-site and/or minimal active work will be underway; during this period, conduct bi-weekly meetings via conference call to review progress and disseminate information and questions. Prepare and distribute meeting notes to all attendees and interested parties via the internet-based project tracking system required to be provided and maintained by the CM/GC and will be continuously available to all parties.
 - a. Assumptions:
 - Project 1: 24 meetings anticipated. On-site attendance by the Project Engineer, Assistant Engineer and RPR, with attendance virtually by other J-U-B personnel and subconsultants as deemed necessary based on the phase of construction.
2. Reference “Construction Phase” Item 3, as marked.

Subtask -004: Project Submittals and Requests for Information (RFIs)

1. Provide Construction Phase support as listed in Standard Exhibit A - Construction Phase Services as follows:
 - Reference “Construction Phase” Item 5, 7 and 12, as marked.
 - b. Assumptions:
 - Project 1 and Project 2 will require separate project submittal documentation.
 - Submittals are assumed to require two reviews, with the second review requiring 50% of the anticipated level of effort.
 - (a) Minor Submittals anticipated at 4 hrs each (1st review); 2hrs each (2nd review).
 - (b) Major Submittals including major process equipment and valves, rebar and formwork package, HVAC, electrical and control systems, as applicable are anticipated at 12 hrs each (1st review); 6 hrs each (2nd review).
 - Monthly CM/GC schedule reviews, sequencing and deactivation requests are included in Div 1 Submittals.

- 25 RFIs anticipated at 2 hours each for primary response, with additional time as required for additional discipline input.
2. Review CM/GC-submitted Operation and Maintenance (O&M) Manuals. All O&Ms and responses will be posted to the internet-based project tracking system provided and maintained by the CM/GC and continuously available to all parties.

Subtask -005: Construction Staking

- a. None Anticipated.
- b. Record Surveying is not included for the WRF project. If required, the Record Surveying would be completed as an Additional Service.

Subtask -006: Resident Project Representative (RPR/Construction Observation)

1. Provide Construction Phase support as listed in Standard Exhibit A - Construction Phase Services, "Resident Project Representative".
 - a. Project 1 assumptions: RPR services are anticipated based on 5 months of on-site construction (for RPR) assuming part-time observation activities with 20-hours per week. The RPR, assistants, and other field staff may provide full-time representation during periods of increased CM/GC activity or may provide representation to a lesser degree as needed.
2. Per IBC requirements, compaction and other special inspections testing for structures will be performed by an independent third party to be contracted and paid for by CLIENT directly. This scope does NOT include material testing and assumes that will be a requirement of the CM/GC.

Subtask -007: Equipment Testing, Start-up, and Commissioning

1. Conduct site visits during equipment start-up operations and testing to review items for general conformance to the project specifications.
2. Start-up operations are scheduled by the CM/GC and may occur on successive days or over extended periods. J-U-B has attempted to estimate the time commitment to support these activities in the attached labor estimate. However, delays caused by the CM/GC, including repeating attempted start-up and commissioning activities due to incomplete Work, may result in additional costs.
3. Factory acceptance/witness testing of motor control center(s) by Engineer are not anticipated for Project 1.
4. Performance testing, if required by the project specifications, will be completed by CM/GC and CLIENT's staff with general review by ENGINEER.
5. Reference Standard Exhibit A - Construction Phase Services as follows:
 - a. "Post-Construction Phase" Items 1, and 2, as marked.
 - b. Supervisory Control and Data Acquisition (SCADA) System programming will be provided by CLIENT and/or CLIENT's subconsultant. J-U-B will provide input as requested for programming of systems and SCADA development.

Subtask -008: Record Drawings

1. Reference Standard Exhibit A - Construction Phase Services as follows:

- a. "Post-Construction Phase" Items 7, as marked.
2. Submit record drawings for CLIENT's files (two copies) and submittal to IDEQ (one copy) per IDAPA 58.01.16 Section 400.05. Hard copy submissions shall be on 11x17 sheets; electronic copies shall be in PDF format.
3. Provide Digital Record Drawing files at the completion of Project 2, per the Prime Agreement.

Subtask -009: Control Narrative and Engineer's O&M Manual

1. Reference Standard Exhibit A - Construction Phase Services as follows:
 - a. "Post-Construction Phase" Item 3 and 4, as marked.
2. O&M Manual Updates: It is assumed that the O&M will be updated once following the completion of Project 1 and Project 2. The scope of work to update and modify the O&M Manual are not included in this amendment.
3. Control Narrative Development: Develop an overall Control Narrative for the proposed improvements in Project 1 to define the Client-Provided SCADA programming needs to integrate the various system components into the project. This will be included in the control and operations sections of the Draft and Final O&M Manual.
 - Control narratives for interim operations following Project 1 (prior to the completion of Project 2) will be developed to support the startup of Project 1 operations and for use by the SCADA programmer for temporary programming changes.
 - The intent is to develop documentation for Project 1 that identifies the functionality of the various component equipment, instrumentation, alarms, normal and emergency operations, communications and data acquisition needs for the systems. This document can then be utilized by the City's Controls Programmer (TBD) to develop the SCADA Programming Scope of Work (Not included herein).
 - Development of SCADA control logic sequencing charts, and SCADA ladder logic are not included herein as they are assumed to be developed by the City's SCADA Programmer (as necessary). If requested by CLIENT, prepare an additional services estimate to perform the work identified above through the use of SUBCONSULTANTS.

Subtask -010: Warranty Claims and One-Year Walkthrough

1. Reference Standard Exhibit A - Construction Phase Services as follows:
 - a. "Post-Construction Phase" Item 5 and 8, as marked.
2. Assist the CLIENT with reviewing and coordinating with CM/GC for warranty requests that may arise within the one-year correction period. Review corrected work for conformance and make recommendations to Owner.
3. Conduct a one-year walkthrough(s) with CLIENT and CM/GC if requested by CLIENT..
4. Upon request by the Owner, provide additional support for extended warranties (beyond the one-year period) as Additional Services outside this scope of work.

Subtasks 020 through 024 - Reserved for managing subconsultant agreements as required by J-U-B (internal accounting and task management).

- Subtasks -020 Geotechnical Support (STRATA): *Reserved for Project 2; no scope of work anticipated for Project 1. Excluded from the Current Scope of Work.*
- Subtasks -021 Architectural Support (Bernardo-Wills): *Reserved for Project 2; no scope of work anticipated for Project 1. Excluded from the Current Scope of Work.*
- Subtasks -022 HVAC and Plumbing Engineering Support (ES Eng.): ???

Subtasks -023 Controls / SCADA Programming: City Performing so Excluded from the Current Scope of Work. If requested by CLIENT, prepare an additional services estimate to perform the work identified above through the use of SUBCONSULTANTS.

Subtasks -024 Special Inspections: City Performing so Excluded from the Current Scope of Work.

PART 3 – CLIENT-PROVIDED WORK AND ADDITIONAL SERVICES

- A. CLIENT RESPONSIBILITIES Per Standard Exhibit A - Construction Phase Services
- B. ADDITIONAL SERVICES: If authorized by CLIENT and expressly agreed by J-U-B; or, if performed by J-U-B with the consent in writing of the CLIENT after the signing of the Agreement for Professional Services, J-U-B shall furnish or obtain from others Additional Services of the types listed in this paragraph:
- Services in connection with Work Change Directives and Change Orders to reflect changes requested by CLIENT if the resulting change in compensation for Construction Phase Services is not commensurate with the Services rendered; Services in making revisions to Drawings and Specifications occasioned by the acceptance of substitutions proposed by CM/GC and Services after the award of the contract; Services in evaluating and determining the acceptability of an unreasonable or excessive number of substitutions proposed by CM/GC; and Services resulting from significant delays, changes, or price increases occurring as a direct or indirect result of material equipment, or energy shortages.
 - IF not explicitly identified in its scope of work, services and costs associated with travel to locations beyond the project site required of J-U-B or its subconsultants.
 - Assistance in connection with bid protests, rebidding, or renegotiating the GMP Amendments/Agreements.
 - Services in connection with any partial utilization of the Work by CLIENT prior to Substantial Completion.
 - Additional or extended Services during construction of the Work made necessary by (a) emergencies or acts of God endangering or delaying the Work, (b) the discovery of constituents of concern, (c) Work damaged by fire or other cause during construction, (d) a significant amount of defective Work, (e) acceleration of the progress schedule involving Services beyond normal working hours, and (f) default by CM/GC, including extensions of the construction period.
 - Evaluating an unreasonable number of claims submitted by CM/GC or others in connection with the Work.
 - Protracted or extensive assistance in refining and adjusting any equipment or system (such as initial startup, testing, adjusting, and balancing).

- h. Services or consultations after completion of the construction phase, such as excessive inspections during any correction period and reporting observed discrepancies under guarantees called for in the Construction Agreement for the Work (except as agreed to under Construction Phase Services).
- i. Preparing to serve or serving as a consultant or witness for CLIENT in any litigation, arbitration, or other legal or administrative proceeding involving the Project to which J-U-B has not been made a party.
- j. Additional Services in connection with the Work, including Services which are to be furnished by CLIENT and Services not otherwise provided for in this Agreement.

PART 4 – BASIS OF FEE AND SCHEDULE OF SERVICES

A. CLIENT shall pay J-U-B for the identified Services in PART 2 as follows:

- 1. For Time and Materials fees (Not-to-exceed with without written consent from CLIENT):
 - a. For all services performed on the project, Client shall pay J-U-B an amount equal to the cumulative hours charged to the Project by each class of J-U-B's personnel times J-U-B's standard billing rates.
 - b. Client shall pay J-U-B for Reimbursable Expenses times a multiplier of 1.0.
 - c. All Subconsultant Expenses shall be reimbursable times a multiplier of 1.1.
- 2. J-U-B may alter the distribution of compensation between individual tasks to be consistent with services actually rendered while not exceeding the total project amount.

B. Period of Service for Task 250:

- 1. If the planned period of service for the Tasks identified above extend more than one year, J-U-B's billing rates and/or fees for remaining Tasks may be increased to account for direct labor cost, rate table adjustments, or other inflationary increases. If that occurs, an adjustment to the billing rates and/or Fee will be computed based on remaining scope amount times the specific rate increase.

C. CLIENT acknowledges that J-U-B will not be responsible for impacts to the schedule by actions of others over which J-U-B has no control. Further, extension of the construction schedule(s) (e.g. due to delays caused by the CM/GC and/or additional work elements incorporated into the project) beyond this assumed time will require Additional Services by Engineer.

D. The following table summarizes the fees and anticipated schedule for the services identified in PART 2.

Task Number	Task Name	Fee Type	Amount	Anticipated Schedule
250	Construction Phase Services- Project 1	Time and Materials (Estimated Amount Shown)	\$344,600	Construction Phase Estimated October 2026 through July 1, 2027 Estimated contract days for CM/GC as noted above. Draft Control Narrative – 120 days from CM/GC NTP Record Drawings – 30 days after receipt of CM/GC's record documents Warranty Claims and One-Year Walkthrough – as required for one-year from date of Substantial Completion
SUMMARY:				
TOTAL - AMENDMENT #1 FOR TASK 250			\$344,600.00	

Exhibits Attached:

1. Standard Exhibit A – Construction Phase Services
2. Exhibit B (AAS 1) – Work Breakdown Structure Basis of Fee Estimate
3. Exhibit C – Fee Schedule

For internal J-U-B use only:

PROJECT LOCATION (STATE): Post Falls, Idaho

TYPE OF WORK: City

R&D: No

GROUP: Water/Wastewater

PROJECT DESCRIPTION(S):

1. Construction Management (C15)
2. Construction Inspection/Observation (T02)



J-U-B ENGINEERS, Inc.
AGREEMENT FOR PROFESSIONAL SERVICES

Standard Exhibit A – Construction Phase Services

The Agreement for Professional Services is amended and supplemented to include the following agreement of the parties with respect to Services during the construction phase of the Project.

For the purposes of this exhibit, 'Agreement for Professional Services' and 'the Agreement' shall refer to the document entitled 'Agreement for Professional Services,' executed between J-U-B and CLIENT to which this exhibit and any other exhibits have been attached.

For the purposes of this exhibit, the term 'Contract Documents,' shall be defined as documents that establish the rights and obligations of the parties engaged in construction and include the Construction Agreement between CLIENT and contractor, Addenda (which pertain to the Contract Documents), contractor's bid (including documentation accompanying the bid and any post-bid documentation submitted prior to the notice of award) when attached as an exhibit to the Construction Agreement, the notice to proceed, the bonds, appropriate certifications, the General Conditions, the Supplementary Conditions, the Specifications and the Drawings, together with all Written Amendments, Change Orders, Work Change Directives, Field Orders, and J-U-B's written interpretations and clarifications issued on or after the Effective Date of the Construction Agreement. Shop Drawings and the reports and drawings of subsurface and physical conditions are not Contract Documents.

For the purposes of this exhibit, the term 'Work,' shall be defined as the entire construction or the various separately identifiable parts thereof required to be provided by the construction contractor under the Contract Documents. Work includes and is the result of performing or providing all labor, services, and documentation necessary to produce such construction, and furnishing, installing, and incorporating all materials and equipment into such construction; all as required by the Contract Documents.

For the purposes of this exhibit, the term 'Site,' shall be defined as lands or areas indicated in the Contract Documents as being furnished by CLIENT upon which the Work is to be performed, including rights-of-way and easements for access thereto, and such other lands furnished by CLIENT which are designated for the use of contractor.

CONSTRUCTION PHASE SERVICES

J-U-B shall provide Construction Phase Services as agreed below. There is a "Yes" and "No" box to the left of each Service. If a box is marked "Yes", J-U-B agrees to perform the Service listed. If a box is marked "No", J-U-B undertakes no duty to perform the Service listed. If a duty or a condition of performance is listed below that is a responsibility of CLIENT, CLIENT's agreement to perform the same is assumed.

It is understood and agreed that J-U-B shall not, during the performance of Services, or as a result of observations of the Work in progress, supervise, direct, or have control over contractor(s) Work; nor shall J-U-B have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by contractor(s), for safety precautions and programs incident to the Work of the contractor(s) or for any failure of contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to contractor(s) furnishing and performing their Work or providing any health and safety precautions required by any regulatory agencies. Accordingly, J-U-B does not guarantee or warrant the performance of the construction contracts by contractor(s) nor assume responsibility of contractor(s) failure to furnish and perform their Work in accordance with the Contract Documents.

The CLIENT agrees that the general contractor shall be solely responsible for jobsite safety, and warrants that this intent shall be carried out in the CLIENT's contract with the general contractor. The CLIENT also agrees that the CLIENT, J-U-B and J-U-B's subconsultants shall be indemnified by the general contractor in the event of general contractor's failure to assure jobsite safety and shall be named as additional insureds under the general contractor's policies of general liability insurance.

Construction Phase

After receiving written authorization from CLIENT to proceed with the construction phase, J-U-B may provide the following Services with respect to this part of the Project:

- | | |
|--|--|
| ☒ Yes

☐ No | 1. General Administration of the Contract Documents. Consult with, advise, and assist CLIENT in J-U-B's role as CLIENT's representative. Relevant J-U-B communications with contractor shall be imputed to the CLIENT. Nothing contained in this Standard Exhibit A creates a duty in contract, tort, or otherwise to any third party; but, instead, the duties defined herein are performed solely for the benefit of the CLIENT. CLIENT shall agree to include this language in any such agreements it executes with contractor, subcontractors or suppliers. |
|
☒ Yes

☐ No | 2. Pre-Construction Conference. Participate in a pre-construction conference. |

3. *Visits to Site and Observation of Construction / Resident Project Representative (RPR) Services.* In connection with observations of the Work while it is in progress:

☒ Yes
☐ No

a. Periodic Site Visits by J-U-B. Make visits to the Site at intervals appropriate to the various stages of construction, as J-U-B deems necessary, to observe as an experienced and qualified design professional the progress and quality of the Work. Such visits and observations, if any, are not intended to be exhaustive or to extend to every aspect of the Work or to involve detailed inspections of the Work beyond the responsibilities specifically assigned to J-U-B in this Agreement, but rather are to be limited to spot checking, coordination of selective sampling done by others, and similar methods of general observation of the Work based on J-U-B's exercise of professional judgment as assisted by the RPR, if any. Based on information obtained during such visits and observations, J-U-B will determine in general, for the benefit of CLIENT, if the Work is proceeding in accordance with the Contract Documents, and J-U-B shall keep CLIENT informed of the progress of the Work.

☒ Yes
☐ No

b. Resident Project Representative ("RPR"). When requested by CLIENT, provide the Services of a RPR at the Site to provide more extensive observation of the Work. Duties, responsibilities, and authority of the RPR, are as set forth in the section entitled Resident Project Representative, herein. Through more extensive observations of the Work and field checks of materials and equipment by RPR, J-U-B shall endeavor to provide further protection to the CLIENT against defects and deficiencies in the Work. The furnishing of such RPR's Services will not extend J-U-B's responsibilities or authority beyond the specific limits set forth elsewhere in this Agreement.

☒ Yes
☐ No

4. *Defective Work.* Recommend to CLIENT that the Work be disapproved and rejected while it is in progress if J-U-B believes that such Work does not conform generally to the Contract Documents or that the Work will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents.

☒ Yes
☐ No

5. *Clarifications and Interpretations; Field Orders.* Recommend to CLIENT necessary clarifications and interpretations of the Contract Documents as appropriate to the orderly completion of the Work. Such clarifications and interpretations will be consistent with the intent of and reasonably inferable from the Contract Documents. Based on J-U-B's recommendations, CLIENT may issue Field Orders authorizing minor variations from the requirements of the Contract Documents.

☒ Yes
☐ No

6. *Change Orders, and Work Change Directives.* Recommend to CLIENT Change Orders or Work Change Directives, as appropriate, and prepare required documents for CLIENT consideration. CLIENT may issue Change Orders or Work Change Directives authorizing variations from the requirements of the Contract Documents.

☒ Yes
☐ No

7. *Shop Drawings and Samples.* Review or take other appropriate action in respect to Shop Drawings, Samples, and other data that contractor is required to submit, but only for conformance with the design concept of the Project and compliance with the information given in the Contract Documents. Such reviews or other action shall not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto.

☒ Yes
☐ No

8. *Substitutes.* Consult with and advise CLIENT concerning, and determine the acceptability of, substitute materials and equipment proposed by contractor.

☒ Yes
☐ No

9. *Inspections and Tests.* Make recommendations to CLIENT concerning special inspections or tests of the Work, and the receipt and review of certificates of inspections, testing, and approvals required by laws and regulations and the Contract Documents (but only to determine generally that the results certified indicate compliance with the Contract Documents).

- ☒ Yes
☐ No
10. *Disagreements between CLIENT and Contractor.* Assist CLIENT in rendering formal written decisions on claims of CLIENT and contractor relating to the acceptability of the Work or the interpretation of the requirements of the Contract Documents pertaining to the execution and progress of the Work. In assisting in such decisions, J-U-B shall not be liable in connection with any decision rendered in good faith.
- ☒ Yes
☐ No
11. *Applications for Payment.* Based on J-U-B's on-site observations as an experienced and qualified design professional, and upon written request of CLIENT, review Applications for Payment and the accompanying supporting documentation. Assist CLIENT in determining the amounts owed to contractor and, if requested by CLIENT, recommend in writing to CLIENT that payments be made to contractor in such amounts. Such recommendations of payment will constitute a representation to CLIENT that, to the best of J-U-B's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of such Work is generally in accordance with the Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, and subject to any subsequent tests called for in the Contract Documents or to any other qualification stated in the recommendation), and the conditions precedent to contractor's being entitled to such payments appear to have been fulfilled insofar as it is J-U-B's responsibility to observe the Work. In the case of unit price Work, J-U-B's recommendation of payment will include final determinations of quantities and classifications of the Work (subject to any subsequent adjustments allowed by the Contract Documents). By recommending any payment and after reasonable inquiry, J-U-B shall not thereby be deemed to have represented that exhaustive, continuous, or detailed reviews or examinations have been made by J-U-B to check the quality or quantity of the Work as it is furnished and provided beyond the responsibilities specifically assigned to J-U-B in this Agreement and the Contract Documents. J-U-B's review of the Work for the purposes of recommending payments will not impose on J-U-B the responsibility to supervise, direct, or control such Work, or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto, or contractor's compliance with laws and regulations applicable to its furnishing and performing the Work. J-U-B's review will also not impose responsibility on J-U-B to make any examination to ascertain how or for what purposes contractor has used monies paid to contractor by CLIENT; to determine that title to any of the Work, including materials or equipment, has passed to CLIENT free and clear of any lien, claims, security interests, or encumbrances; or that there may not be other matters at issue between CLIENT and contractor that might affect the amount that should be paid.
- ☒ Yes
☐ No
12. *Contractor's Completion Documents.* Receive and review maintenance and operating instructions, schedules, guarantees, bonds and certificates of inspection, tests and approvals, Shop Drawings, Samples, other data approved, and the annotated record documents which are to be assembled by contractor in accordance with the Contract Documents (such review will only be to determine generally that their content complies with the requirements of, and in the case of certificates of inspection, tests, or approvals indicates compliance with, such Contract Documents); transmit them to CLIENT with written comments.
- ☒ Yes
☐ No
13. *Substantial Completion.* Promptly after notice from CLIENT that contractor considers the Work for this part of the Project is ready for its intended use, in company with CLIENT and contractor, conduct a site visit to determine if the Work is substantially complete. Provide recommendation to CLIENT relative to issuance of Certificate of Substantial Completion.
- ☒ Yes
☐ No
14. *Final Notice of Acceptability of the Work.* Assist CLIENT in conducting a final inspection to determine if the completed Work is acceptable so that J-U-B may recommend, in writing, that final payment be made to contractor.
- ☐ Yes
☒ No
15. *Additional Tasks.* Perform or provide the following additional construction phase tasks or deliverables as delineated in Attachment 1 – Scope of Services and/or Schedule and/or Basis of Fee, which is included with the Agreement.

General Limitation of Responsibilities. J-U-B shall not be responsible for the acts or omissions of any contractor or of any of their subcontractors, suppliers, or any other individual or entity performing or furnishing any of the Work. J-U-B shall not be responsible for failure of any contractor to perform or furnish the Work in accordance with the Contract Documents. CLIENT shall agree to include this language in any such agreements it executes with contractor, subcontractors or suppliers.

J-U-B's Construction Phase Services will be considered complete on the date of Final Notice of Acceptability of the Work.

Post-Construction Phase

After receiving authorization from CLIENT to proceed with the post-construction phase, J-U-B may:

- | | |
|--|--|
| ☒ Yes
☐ No | 1. <i>Testing/Adjusting Systems.</i> Provide assistance in connection with the testing and adjusting of equipment or systems. |
| ☒ Yes
☐ No | 2. <i>Operate/Maintain Systems.</i> Assist CLIENT in coordinating training for CLIENT's staff to operate and maintain equipment and systems. |
| ☒ Yes
☐ No | 3. <i>Control Procedures.</i> Assist CLIENT in developing procedures for control of the operation and maintenance of, and recordkeeping for, equipment and systems. |
| ☐ Yes
☒ No | 4. <i>O&M Manual.</i> Assist CLIENT in preparing operating, maintenance, and staffing manuals. |
| ☒ Yes
☐ No | 5. <i>Defective Work.</i> Together with CLIENT, visit the Project to observe any apparent defects in the Work, assist CLIENT in consultations and discussions with contractor concerning correction of any such defects, and make recommendations as to replacement or correction of Defective Work, if present. |
| ☐ Yes
☒ No | 6. <i>Record Surveying.</i> Provide field surveying of readily accessible elements of the final completed construction to supplement the preparation of Record Drawings. |
| ☒ Yes
☐ No | 7. <i>Record Drawings.</i> Furnish a set of reproducible prints of Record Drawings showing significant changes made during the construction process, based on the annotated record documents for the Project furnished by the contractor. |
| ☒ Yes
☐ No | 8. <i>Warranty Inspection.</i> In company with CLIENT or CLIENT's representative, provide an inspection of the Project within one month before the end of the contractor correction period to ascertain whether any portion of the Work is subject to correction. |
| ☐ Yes
☒ No | 9. <i>Additional Tasks.</i> Perform or provide the following additional post-construction phase tasks or deliverables as listed in Attachment 1 - Scope of Services and/or Schedule and/or Basis of Fee, which is included with the Agreement. |

The Post-Construction Phase Services may commence during the construction phase and, if not otherwise modified by the mutual agreement of CLIENT and J-U-B, will terminate at the end of the correction period.

CONSTRUCTION PHASE ADDITIONAL SERVICES

If authorized by CLIENT and expressly agreed by J-U-B; or, if performed by J-U-B with the knowledge of the CLIENT after the signing of the Agreement for Professional Services, J-U-B shall furnish or obtain from others Additional Services of the types listed in this paragraph:

1. Services in connection with Work Change Directives and Change Orders to reflect changes requested by CLIENT if the resulting change in compensation for Construction Phase Services is not commensurate with the Services rendered; Services in making revisions to Drawings and Specifications occasioned by the acceptance of substitutions proposed by contractor and Services after the award of the contract; Services in evaluating and determining the acceptability of an unreasonable or excessive number of substitutions proposed by contractor; and Services resulting from significant delays, changes, or price increases occurring as a direct or indirect result of material equipment, or energy shortages.
2. Services involving out-of-town travel required of J-U-B other than visits to the Site or CLIENT's office.
3. Assistance in connection with bid protests, rebidding, or renegotiating the Construction Agreement.
4. Services in connection with any partial utilization of the Work by CLIENT prior to Substantial Completion.
5. Additional or extended Services during construction of the Work made necessary by (a) emergencies or acts of God endangering or delaying the Work, (b) the discovery of constituents of concern, (c) Work damaged by fire or other cause during construction, (d) a significant amount of defective Work, (e) acceleration of the progress schedule involving Services beyond normal working hours, and (f) default by contractor, including extensions of the construction period.
6. Evaluating an unreasonable number of claims submitted by contractor or others in connection with the Work.
7. Protracted or extensive assistance in refining and adjusting any equipment or system (such as initial startup, testing, adjusting, and balancing).
8. Services or consultations after completion of the construction phase, such as excessive inspections during any correction period and reporting observed discrepancies under guarantees called for in the Construction Agreement for the Work (except as agreed to under Construction Phase Services).
9. Preparing to serve or serving as a consultant or witness for CLIENT in any litigation, arbitration, or other legal or administrative proceeding involving the Project to which J-U-B has not been made a party.
10. Additional Services in connection with the Work, including Services which are to be furnished by CLIENT and Services not otherwise provided for in this Agreement.

RESIDENT PROJECT REPRESENTATIVE

If provided as part of Construction Phase Services, J-U-B shall furnish a Resident Project Representative ("RPR"), assistants, and other field staff to assist J-U-B in observing progress and quality of the Work. The RPR, assistants, and other field staff will provide full-time representation or, if specifically directed by the CLIENT, may provide representation to a lesser degree. RPR is J-U-B's Project Engineer (J-U-B PE) or J-U-B Project Manager (J-U-B PM) representative at the Site, will act as directed by and under the supervision of J-U-B PE or J-U-B PM, and will confer with J-U-B PE or J-U-B PM regarding RPR's actions. The J-U-B PE or J-U-B PM will serve as the official liaison with the CLIENT and the contractor. .

Through such additional observations of the Work and field checks of materials and equipment by the RPR and assistants, J-U-B shall endeavor to identify defects and deficiencies in the Work. It is understood and agreed that J-U-B shall not, during the performance of Services, or as a result of observations of the Work in progress, supervise, direct, or have control over contractor(s)' Work; nor shall J-U-B have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by contractor(s), for safety precautions and programs incident to the Work of the contractor(s) or for any failure of contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to contractor(s) furnishing and performing their Work or providing any health and safety precautions required by any regulatory agencies. Accordingly, J-U-B does not guarantee or warrant the performance of the construction contracts by contractor(s) nor assume responsibility of contractor(s)' failure to furnish and perform their Work in accordance with the Contract Documents.

The RPR's duties under this Agreement shall be strictly limited to the following:

1. **General.** RPR is J-U-B's agent at the Site, will act as directed by and under the supervision of J-U-B, and will confer with J-U-B regarding RPR's actions.
2. **Schedules.** Review the progress schedule, schedule of Shop Drawing and Sample submittals, and schedule of values prepared by contractor and consult with the J-U-B PE or PM, who will communicate with the CLIENT concerning acceptability of such schedules.

3. *Conferences and Meetings.* Attend meetings with the J-U-B PE or J-U-B PM and contractor, such as preconstruction conferences, progress meetings, job conferences, and other project-related meetings (but not including Contractor's safety meetings).
4. *Safety Compliance:* Comply with Site safety programs, as they apply to RPR, and if required to do so by such safety programs, receive safety training specifically related to RPR's own personal safety while at the Site.
5. *Liaison*
 - a) Serve as J-U-B PE or J-U-B PM's liaison with Contractor. Working principally through Contractor's authorized representative or designee, assist in providing information regarding the provisions and intent of the Construction Contract Documents.
 - b) Assist J-U-B PE or J-U-B PM in serving as CLIENT's liaison with Contractor when Contractor's operations affect CLIENT's on-Site operations.
 - c) Assist in obtaining from CLIENT additional details or information, when required for proper execution of the Work.
6. *Interpretation of Contract Documents.* Report to J-U-B PE or J-U-B PM when clarifications and interpretations of the *Contract Documents* are needed.
7. *Shop Drawings and Samples.* Receive and record date of receipt of reviewed Samples and Shop Drawings.
8. *Modifications.* Assist the J-U-B PE or J-U-B PM in the evaluation of contractor's suggestions for modifications to Drawings or Specifications and report to CLIENT. Transmittal to contractor of written decisions as issued by J-U-B will be in writing.
9. *Review of Work and Rejection of Defective Work.*
 - a) Conduct on-site observations of the Work to assist J-U-B in determining if the Work is, in general, proceeding in accordance with the Contract Documents.
 - b) Report to J-U-B PE or J-U-B PM whenever RPR believes that any part of the Work in progress will not produce a completed Project that conforms generally to the Contract Documents or will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents; has been damaged; or does not meet the requirements of any inspection, test, or approval required to be made. The J-U-B PE or J-U-B PM will then advise CLIENT of that part of the Work that J-U-B believes should be corrected, rejected, or uncovered for observation, or that requires special testing, inspection, or approval.
10. *Inspections, Tests, and System Startups.*
 - a) Advise J-U-B PE or J-U-B PM in advance of scheduled major inspections, tests, and system start-ups for important phases of the Work.
 - b) Verify that tests, equipment, and system start-ups and operating and maintenance training is conducted in the presence of appropriate personnel (as determined by the CLIENT) and that contractor maintain adequate records thereof.
 - c) Observe, record, and report to J-U-B PE or J-U-B PM appropriate details relative to the test procedures and system start-ups.
 - d) Accompany visiting inspectors representing public or other agencies having jurisdiction over the Work, record the results of these inspections, and report to J-U-B PE or J-U-B PM.

Nothing in this Agreement will be construed to require RPR to conduct inspections
11. *Records.*
 - a) Maintain orderly files for correspondence, reports of job conferences, reproductions of original Contract Documents including all Change Orders, Field Orders, Work Change Directives, Addenda, additional Drawings issued subsequent to the execution of the Contract, J-U-B's clarifications and interpretations of the Contract Documents, progress reports, Shop Drawing and Sample submittals, and other Project-related documents.
 - b) When on site, prepare a daily report or keep a diary or log book, generally documenting contractor's and subcontractors' hours on the Site, weather conditions, data relative to questions of Change Orders, Field Orders, Work Change Directives, or changed conditions, Site visitors, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures; furnish copies of such records to J-U-B PE or J-U-B PM.

- c) Obtain from the contractor an accurate, up-to-date lists of the names, addresses, e-mail addresses, and telephone numbers of all contractors, subcontractors, and major suppliers of materials and equipment.
- d) Maintain records for use in preparing documentation of the Work.
- e) Upon completion of the Work with respect to the Project, furnish a complete set of all RPR Project documentation to designated recipients.

12. *Reports.*

- a) Furnish to J-U-B PE or J-U-B PM periodic reports as required of progress of the Work and of contractor's compliance with the progress schedule and schedule of Shop Drawing and Sample submittals.
- b) Present to J-U-B PE or J-U-B PM proposed Change Orders, Work Change Directives, and Field Orders.
- c) Furnish to J-U-B PE or J-U-B PM copies of all inspection, test, and system startup reports.
- d) Report immediately to J-U-B PE, J-U-B PM, and CLIENT the occurrence of any Site accidents, emergencies, natural catastrophes endangering the Work, possible force majeure or delay events, property damaged by fire or other causes, and the discovery or presence of any constituents of concern.

13. *Payment Request:* Review Applications for Payment with contractor for compliance with the established procedure for their submission and forward with recommendations to J-U-B PE OR J-U-B PM, noting particularly the relationship of the payment requested to the schedule of values, Work completed, and materials and equipment delivered at the Site, but not incorporated in the Work.

14. *Certificates, Operation and Maintenance Manuals.* During the course of the Work, obtain and collate materials and equipment certificates, operation and maintenance manuals, and other data required by the Contract Documents to be assembled and furnished by contractor are applicable to the items actually installed and in accordance with the Contract Documents, and have these documents delivered to J-U-B PE or J-U-B PM for review.

15. *Completion.*

- a) Participate in J-U-B PE or PM's visits to the Site regarding Substantial Completion, assist in the determination of Substantial Completion, and prior to the issuance of a Certificate of Substantial Completion submit a punch list of observed items requiring completion or correction.
- b) Participate in J-U-B PE or PM's visit to the Site in the company of CLIENT and Contractor, to determine completion of the Work, and prepare a final punch list of items to be completed or corrected by Contractor.

Observe whether all items on the final punch list have been completed or corrected, and make recommendations to J-U-B PE or PM concerning acceptance and issuance of the Notice of Acceptability of the Work

The RPR shall not:

- 1. Authorize any deviation from the Contract Documents or substitution of materials or equipment (including "or-equal" items).
- 2. Exceed limitations of J-U-B's authority as set forth in the Agreement for Professional Services.
- 3. Undertake any of the responsibilities of contractor, subcontractors, suppliers, or contractor's superintendent.
- 4. Advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences, or procedures of construction or of the Work, unless such advice or directions are specifically required by the Contract Documents.
- 5. Advise on, issue directions regarding, or assume control over safety practices, precautions, and programs in connection with the activities or operations of CLIENT or contractor.
- 6. Participate in specialized field or laboratory tests or inspections conducted by others, except as specifically authorized by J-U-B PE or J-U-B PM.
- 7. Accept Shop Drawing or Sample submittals from anyone other than J-U-B.
- 8.. Authorize CLIENT to occupy the Work in whole or in part.

CLIENT'S RESPONSIBILITIES

Except as otherwise provided herein or in the Agreement for Professional Services, CLIENT shall do the following in a timely manner so as not to delay the Services of J-U-B and shall bear all costs incident thereto:

1. Provide, as may be required for the Project, such legal services as CLIENT may require or J-U-B may reasonably request with regard to legal issues pertaining to the Project, including any that may be raised by contractor.
2. Attend the pre-bid conference, bid opening, pre-construction conferences, construction progress and other job-related meetings and Substantial Completion, final payment, and other inspections.
3. Give prompt written notice to J-U-B whenever CLIENT observes or otherwise becomes aware of any development that affects the scope or time of performance or furnishing of J-U-B's Services, or any defect or nonconformance in J-U-B's Services or in the Work of any contractor.
4. Render all final decisions related to: 1) changes or modifications to the terms of the construction contract, 2) acceptability of the Work, and 3) claims or Work stoppages.
5. Unless included in J-U-B Scope of Services, provide construction staking and materials testing services for the project.

The Client agrees to require all contractors of any tier to carry statutory Workers Compensation, Employers Liability Insurance and appropriate limits of Commercial General Liability Insurance (CGL). The Client further agrees to require all contractors to have their CGL policies endorsed to name the Client, the Consultant and its sub-consultants as Additional insureds, on a primary and noncontributory basis, and to provide Contractual Liability coverage sufficient to insure the hold harmless and indemnity obligations assumed by the contractors. The Client shall require all contractors to furnish to the Client and the Consultant certificates of insurance as evidence of the required insurance prior to commencing work and upon renewal of each policy during the entire period of construction. In addition, the Client shall require that all contractors will, to the fullest extent permitted by law, indemnify and hold harmless the Client, the Consultant and its sub-consultants from and against any damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with the Project, including all claims by employees of the contractors.

INDEMNIFICATION (REVISED FROM J-U-B STANDARD DOCUMENT 9/4/26)

It is understood and agreed that J-U-B does not have control over, and neither the professional activities of J-U-B nor the presence of J-U-B at the Project Site shall give, J-U-B control over contractor(s) work nor shall J-U-B have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by contractor(s) or for any failure of contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to contractor(s) furnishing and performing their work. Accordingly, J-U-B does not guarantee or warrant the performance of the construction contracts by contractor(s), nor assume responsibility of contractor(s)' failure to furnish and perform their work in accordance with the Contract Documents. This provision does not relieve or release J-U-B from its obligations and duties to reasonably identify work deficiencies and issues as they occur in the performance of the work by the contractor.

EXHIBIT B (AAS-1): WORK BREAKDOWN STRUCTURE SUMMARY

BASIS OF FEE ESTIMATE



J-U-B ENGINEERS, INC.



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

Project Title, Client: WRF Solids Handling Improvements Project, City of Post Falls

Project Number: 93-25-006

Prepared By: M Conn

Task Number	Subtask Number	Task/Subtask Name	Total Compensation
250		Construction Phase Services	\$344,632
250	001	Project Budget and Controls Administration	\$11,475
250	002	Construction Administration (AFP, CO's)	\$81,503
250	003	On-Site Progress Meetings and Periodic Site Visits	\$28,372
250	004	Submittals and RFIs	\$75,468
250	005	Construction Staking	\$0
250	006	RPR / Observation	\$86,714
250	007	Startup/Testing/Substantial Completion	\$26,164
250	008	Record Drawings	\$10,414
250	009	Control Narrative (No O&M Manual Updates for Project 1)	\$6,884
250	010	Warranty Claims and 1-Year Walkthrough	\$6,704
250	020	SUB - GEOTECH	\$0
250	021	SUB-ARCHITECT	\$0
250	022	SUB - MECHANICAL (ES Eng)	\$10,934
250	023	SUB - SCADA Programming (TBD)	\$0
250	024	SUB - Special Inspections (TBD)	\$0
400		Management Reserve	\$0
400	001	Management Reserve -(Allocated and managed separately by the City)	\$0
TOTAL			\$344,632

Project Title, Client:
Project Number:
Prepared By:



\\publiccentral\clients\ID\PosFallsCity\Projects\93-25-006_SolidsHandlingImprov\ProjMgmt\Agreements\AAS-1_CMS_Support - Project 1103_ExhibitB_WBS

Project Title, Client:
Project Number:
Prepared By:



WRF Solids Handling Improvements Project, City of Post Falls
93-25-006
M Corin

Total Hours	11	430	0	0	0	0	414	0	40	6	24	158	60	15	16	12	4	456	0	0	0	0	8	0	0	1,644		
Total Costs	\$3,245	\$111,300	\$0	\$0	\$0	\$0	\$62,100	\$0	\$9,120	\$1,530	\$4,440	\$36,024	\$9,000	\$4,500	\$1,920	\$1,020	\$832	\$85,728	\$0	\$0	\$0	\$0	\$1,480	\$0	\$0	\$1,459	\$10,934	\$344,600

J-U-B ENGINEERS, Inc. ■ 2026 Rate Table

CONFIDENTIAL

Labor Category	Hourly Rate	Labor Category	Hourly Rate
Administrative Support	\$85	Planner - Senior	\$235
Project Accountant	\$120	Planner - Discipline Lead	\$255
Communications Support	\$124	Environmental Specialist - Assistant	\$120
Survey Technician	\$110	Environmental Specialist	\$163
Survey Technician - Lead	\$145	Environmental Specialist - Lead	\$188
Survey Technician - Senior	\$170	Environmental Specialist - Senior	\$235
Assistant Surveyor	\$135	Environmental Specialist - Discipline Lead	\$255
Assistant Surveyor - Lead	\$150	TLG Assistant	\$120
Professional Land Surveyor	\$185	TLG Practitioner	\$150
Professional Land Surveyor - Lead	\$208	TLG Practitioner - Lead	\$188
Professional Land Surveyor - Senior	\$238	TLG Practitioner - Senior	\$235
Professional Land Surveyor - Discipline Lead	\$258	TLG Discipline Lead	\$265
Assistant Designer	\$93	TLG Discipline Lead Senior	\$295
CAD Technician - Drafter	\$120	GIS Technician	\$120
CAD Technician - Designer	\$145	GIS Analyst	\$150
CAD Designer - Lead	\$163	GIS Dev. Analyst	\$160
CAD Designer - Senior	\$185	GIS Analyst - Senior	\$208
Project Designer	\$150	GIS Dev. Analyst - Senior	\$208
Project Designer - Lead	\$170	GIS Discipline Lead	\$255
Project Engineer I	\$188	Landscape Designer	\$120
Project Engineer II	\$208	Landscape Architect	\$150
Project Engineer - Lead	\$228	Landscape Architect - Lead	\$175
Project Engineer - Senior	\$255	Landscape Architect - Senior	\$208
Project Engineer - Discipline Lead	\$273	Landscape Architect - Discipline Lead	\$235
Project Engineer - Discipline Lead - Senior	\$295	Assistant Project Manager	\$235
Construction Observer	\$145	Project Manager	\$244
Construction Observer - Lead	\$160	Program Manager	\$265
Construction Observer - Senior	\$188	Program Manager - Lead	\$285
Construction Management Assistant	\$160	Program Manager - Senior	\$300
Construction Manager	\$208	Principal (Alternative Category, AM/Officer)	\$325
Construction Manager - Senior	\$238	1) Rates subject to change on a yearly basis.	
Construction Manager - Discipline Lead	\$258	2) GPS, mileage, per diem, and other direct costs will be specified in Project Scopes of Work and budgets. No	
Planning Technician	\$125	direct costs will be charged without Client approval.	
Planner	\$165	3) A 10 percent markup will be applied to Subconsultant fees.	
Planner - Lead	\$188		

**CITY OF POST FALLS
AGENDA REPORT
NEW BUSINESS
MEETING DATE: 9/15/2026**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Field Herrington, City Attorney

SUBJECT: FY2027 Intergovernmental Agreement for Prosecution Services – Rathdrum

ITEM AND RECOMMENDED ACTION:

The purpose of this item is to seek Council approval of the FY2027 Intergovernmental Agreement with the City of Rathdrum for prosecution services. No presentation is planned, and staff recommends approval of the Agreement.

DISCUSSION:

The City of Post Falls currently provides prosecution services to the City of Rathdrum under an intergovernmental agreement. The proposed FY2027 Agreement continues those services beginning October 1, 2026.

Under the Agreement, Post Falls will prosecute misdemeanor and infraction violations of state law and Rathdrum city codes and ordinances. Services also include related court proceedings and administrative or civil hearings, preparation of legal documents, quarterly reporting, and legal assistance to Rathdrum police officers regarding warrant service, arrest procedures, and charging decisions.

The proposed Agreement continues the same general scope of prosecution services provided under the FY2026 agreement. The Agreement may be terminated by either city with 30 days' written notice. The parties will also review compensation annually and meet at least once each year to evaluate the program and address any concerns.

For FY2027, Rathdrum will compensate Post Falls \$8,207 per month (\$98,484 annually). This would be an increase of \$347 per month, or approximately 4.4%, from the FY2026 rate of \$7,860 per month.

Staff recommends approval of the Agreement to continue prosecution services for Rathdrum during FY2027.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

This is a new item, but council has reviewed, approved, and executed similar agreements over the years. Council approved the FY2026 Intergovernmental Agreement for prosecution services with Rathdrum on August 5, 2025.

APPROVED OR DIRECTION GIVEN:

N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

The FY2027 Agreement will generate \$98,484 annually in General Fund revenue for services provided to Rathdrum.

BUDGET CODE:

001-424.1515.33211 - Rathdrum

ATTACHMENTS:

1. FY2027 Proposed Post Falls - Rathdrum Intergovernmental Agreement for Prosecution Services

FY2027 INTERGOVERNMENTAL AGREEMENT TO PROVIDE
PROSECUTION SERVICES

This AGREEMENT, is entered into by and between the city of Rathdrum, hereinafter referred to as "RATHDRUM" and the city of Post Falls, hereinafter referred to as "POST FALLS" to replace an Agreement between the parties.

WHEREAS, RATHDRUM desires to enter into a contract with POST FALLS for the performance of misdemeanor and infraction prosecution, and related administrative/civil hearings, for offenses that occur within the corporate limits of RATHDRUM, and

WHEREAS, POST FALLS agrees to render such services under the terms and conditions set forth herein, and

WHEREAS, this Agreement is authorized and provided for by the provisions of Idaho Code Sections 50-208A and 67-2332.

NOW, THEREFORE, the parties hereto agree as follows:

1. PROSECUTION SERVICES: POST FALLS agrees to employ, furnish, and supply all necessary personnel together with their equipment, supplies, and supervision, records, and record keeping, and such other items as are reasonably necessary to provide prosecution of infraction and misdemeanor state and municipal law violations occurring within the corporate limits of the Rathdrum, and related administrative/civil hearings.

a. The service shall include criminal misdemeanor and infraction offenses and all other related proceedings, including, but not limited to, BAC hearings, arraignments, probable cause hearings, suppression hearings, show cause hearings, sentencing hearings, and preparation of complaints. Prosecution shall include enforcement of state laws and Rathdrum city codes/ordinances.

b. POST FALLS will use its best effort to provide the highest quality legal services necessary to meet Rathdrum's needs. The level of service will be equivalent to the service provided by POST FALLS for citations issued by POST FALLS police officers or sworn complaints issued on behalf of POST FALLS. The prosecution duties will be performed in accord with standards of professional conduct in the legal profession. In accordance with such standards, time is of the essence in performance with the terms of this Agreement.

c. The personnel used by POST FALLS to perform the prosecution and support services are under the jurisdiction and control of POST FALLS while rendering the services.

d. POST FALL'S personnel will prepare all necessary documents relating to prosecution services. All documents and notes in the POST FALLS prosecution staff files

will remain the property of POST FALLS. However, RATHDRUM has the right to view and obtain copies of all such documents and paperwork.

e. POST FALLS will provide a quarterly report accounting for the cases and hearings attended by POST FALLS prosecutors, while providing the services under this agreement.

f. POST FALLS prosecutors will be available by telephone and in person to advise RATHDRUM police officers in the field regarding issues relating to service of warrants, arrest procedures, and charging decisions.

g. RATHDRUM agrees to forward to POST FALLS' prosecution staff copies of police reports, arrest and citation records, and criminal records checks necessary to provide effective prosecution.

2. EMPLOYEES OF POST FALLS: It is agreed that all employees of POST FALLS will remain employees of POST FALLS for all purposes, including the payment of wages and benefits and the coverage of insurance, including worker's compensation. It is agreed that RATHDRUM will not be liable for compensation or indemnity to any of the employees of POST FALLS for injuries or sickness arising out of the performance of this agreement, and POST FALLS hereby agrees to indemnify and hold harmless RATHDRUM from any liability of such a claim.

3. GENERAL LIABILITY: POST FALLS agrees to hold harmless and indemnify RATHDRUM from any and all liability arising solely from the acts or omissions of POST FALLS' employees in providing the prosecution services rendered under this Agreement.

4. INSURANCE: POST FALLS agrees to obtain and keep in force during its acts under this Agreement a comprehensive general liability insurance policy in the minimum amount of \$500,000. POST FALLS shall provide proof of liability coverage as set forth above to RATHDRUM at the request of RATHDRUM.

5. ADMINISTRATION: Each of the parties will designate in writing, within ten (10) days at the commencement of this Agreement, an employee to be its administrator of this Agreement for the purpose of coordinating the efforts of employees of RATHDRUM and the employees of POST FALLS in requesting and performing the prosecution services. All communications between the parties with regard to this Agreement and the providing of prosecution services will be made between these designated parties, or their designee. Either party may change its designated administrator during the term of this Agreement by providing the other party written notice of that change. Each party agrees to provide full cooperation and assistance to the other, so as to facilitate the performance of this Agreement.

6. COMPENSATION: As compensation for the prosecution services provided by POST FALLS, RATHDRUM hereby agrees to pay to POST FALLS the sum of \$8,207.00 per month. The parties agree to review the compensation on an annual basis, at least ninety (90) days prior to the adoption of each party's annual budget. The amount of this compensation may be modified or amended only by an agreement in writing.

7. TERM OF AGREEMENT: This Agreement shall be effective commencing on the 1st day of October 2026 and continue in full force and effect until terminated by either party with thirty (30) day's written notice. Both parties agree to attempt to keep the other informed of the status of performance in order that mutually acceptable performance can be achieved.

8. RECITALS: The above and foregoing recitals shall be considered a part of this Agreement for all purposes and interpretations.

9. ANNUAL MEETING: Representatives from both POST FALLS and RATHDRUM shall make themselves or their representatives available for joint meetings as may be requested by either party for the purpose of resolving any issues which may arise in the administration and execution of this Agreement. On or before May 1 of each year, both parties shall meet annually to evaluate the program and discuss any concerns.

IN WITNESS WHEREOF, the parties have adopted this Agreement by its governing bodies and this Agreement has been signed and attested by the authorized officials of each party.

POST FALLS:

RATHDRUM:

Randy Westlund, Mayor

John Hodgkins, Mayor

Date: _____

Date: _____

ATTEST:

Rhiannon O'Neill, City Clerk

Lorrann Morrell, City Clerk