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J-U-B FAMILY OF COMPANIES

December 6, 2024

Joseph C. Johns, Executive Director
Post Falls Urban Renewal Agency
201 E. 4th Avenue
Post Falls, Idaho 83854

RE: A&A Construction and Development's Millworx and North Mill One Subdivision Phase C and F – Request for Reimbursement for Public Infrastructure.

Dear Joe,

A&A Construction and Development (A&A) very much appreciates the assistance of the Post Falls Urban Renewal Agency (PFURA) in the redevelopment of the former Idaho Veneer site into a mixed-use commercial, residential, and entertainment area referred to as the Millworx. As we have discussed in the past without the assistance of the PFURA, the 50-acre site in the middle of the City would likely remain a closed lumber mill with minimal property tax revenue and few jobs. But, with the assistance of the PFURA, Millworx is developing into a well-planned mixed-use project creating opportunities for professional/retail services, employment, a range of housing types, entertainment venues, sales, and property tax revenue that will benefit the residents of Post Falls, etc. for years to come. The Millworx has also spurred other redevelopment in the downtown District.

Background and Request

In accordance with the Owners Participation Agreement (OPA) between the PFURA and A&A dated October 20, 2022, PFURA Policies 7 and 18 and addendums, A&A, J-U-B ENGINEERS, Inc. is pleased to submit this request for reimbursement for public infrastructure, and soft costs. Since this is a complicated development project and reimbursement request, please refer to **Appendices A through H** which assist in describing the details that go along with this request.

This request includes work completed from October 1, 2023, through September 30, 2024, on Phases C, and F shown on the Original Phased Construction Improvement Exhibit in **Appendix C**. We will be submitting additional requests for reimbursement for other phases referenced in the OPA in the future as the Millworx is further developed. In addition to the public infrastructure costs, A&A is seeking reimbursement for associated soft costs (i.e., planning, surveying, engineering, and geotechnical testing) for the construction of Phases C and F.

The work finalized in phases C and F (shown with the exhibit in **Appendix C**) has been reviewed and accepted by the City of Post Falls staff, noting for Phase F (Roundabout and extension of Idaho Street) was only partially completed, since a portion of the Idaho St road construction can only occur after the City purchases additional rights of way from BNSF. Appendix H delineates the Phase 2 of Idaho St that will happen at a later date.



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Phase C public infrastructure, as detailed in the West End Apartment Civil Plans, includes the reconstruction of the south side of 4th Avenue from Lincoln to Post Street as a three-lane collector street with angled parking, curb, gutter, swales, widened sidewalk, signage, street lighting, and landscaping. The reconstruction of Lincoln Street from 4th Avenue to the Railroad Avenue as a two - lane local access street with parking, curb, gutter, swales, sidewalk, signage, street lighting, and landscaping. As well as the reconstruction of the east side of Post Street from 4th Avenue to the alleyway to a two - lane local access street with parking, curb, gutter, swales, sidewalk, signage, street lighting, and landscaping. Plus, the reconstruction of the public alleyway between Lincoln and Post Street. Some domestic water improvements (i.e. water meter and valves) were also installed on each end of the alleyway.

Phase F public infrastructure include the completion of the new roundabout at 4th and Idaho Street plus the extension of Idaho Street to the future extension of Railroad Avenue as a two-lane collector with parking, bike lanes, curb, gutter, swales, widened sidewalk, signage, street lighting, landscaping, and utility improvements as designated in the Civil plans. Please note the remaining section of Idaho Street from Railroad Avenue to the BNSF spur line will be constructed in the future.

The public improvements will benefit the city and the Millworx with an improved roadway corridors for general circulation, safety, emergency services, fire flow, sewer flow and continue to spur redevelopment in the Downtown Post Falls. Although these two separate plan sets are not provided in the appendix, both sets of plans can be provided upon request to J-U-B Engineers.

Appendix A shows the Total Reimbursable Costs which show the original 2022 estimated costs, actual construction costs, and all soft costs. The soft costs were calculated at 12% of the actual construction costs for phases F, and for phase C, the soft cost amount was just under the 12% maximum. For Phase F, the actual soft costs are greater than 12%, so the reimbursement cost is capped at 12%. **Appendix D** shows a summary of the actual construction costs and soft cost invoices, with the actual invoices shown in **Appendices E, and F**.

As referenced before, the delineation of all the phases is shown in **Appendix C** with the Original Phased Construction Improvement Exhibit last updated on July 28, 2022, and submitted to the URA in previous submittals. Pertaining to Phase F, the roundabout at the intersection of Idaho and 4th was included in the OPA via an amendment earlier in 2024. The updated cost estimate for these improvements which is also included in the OPA amendment, is shown in **Appendix H**.

You will find the actual construction and soft costs exceeded the “2022” estimated costs due to inflation, other market factors, and some changes from the original planning level costs that were anticipated compared to the final construction documents.

Development Progress

The North Mill One Subdivision north of 4th Avenue and east of Idaho Street to Seltice Way is in the process of being developed by A&A as part of the overall project starting with the opening earlier this year of a landmark structure, the Bookstore and Bistro, at the northeast corner of the Idaho Street and 4th Avenue intersection.



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Additionally, construction is wrapping up on the mixed-use building on the north side of 4th Avenue, and the construction of the Hotel on the far east end of the same property. On the south side of 4th Avenue, townhomes (condominium units) and apartments in mixed-use buildings (1st floor commercial/residential, 2nd and 3rd floors residential) have been constructed and are being sold or leased. We are in the design stages for additional mixed-use buildings on the east and west side of the extension of Idaho Street. Without the assistance and partnership of the PFURA, these developments would not be occurring.

Next Steps

A&A plans to construct the remaining section of Idaho Street to the BNSF Rail spur, Railroad Avenue from Lincoln to Idaho Street, plus City water and sewer in the same area in 2025. In addition, A&A plans to reconstruct the south side of 4th Avenue from Idaho Street to Lincoln Street, and the east side of Lincoln in 2026 to current City Standards. As such, we plan to submit reimbursement requests for those public infrastructure improvements and soft costs in 2025 and 2026.

In summary, A&A very much appreciates the assistance of the PFURA with the redevelopment of the former Idaho Veneer site into a mixed-use commercial, residential, and entertainment area, referred to as the Millworx and the North Mill One Subdivision. A&A is respectfully requesting reimbursement of an additional **\$2,422,418** to the previously approved **\$6,543,115** for public infrastructure, and soft costs as illustrated in the appendices. Without the PFURA funding assistance, the property would likely remain undeveloped for years to come.

A&A and J-U-B ENGINEERS, Inc. staff members are available to meet with you, the Agency's consulting engineers, Committees, and the full Commission to explain the request and address any questions the agency may have.

Please do not hesitate to contact me.

Sincerely,

Brad Marshall

Senior Project Manager,
J-U-B ENGINEERS, Inc.



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APPENDICES

- Appendix A – 10-1-2023 to 11-1-2024 Total Reimbursable Costs**
- Appendix B – Original Engineer’s Opinion of Probably Costs**
- Appendix C – Original Phased Construction Improvement Exhibit**
- Appendix D – Actual Construction and Soft Costs Invoice Summary for Phase C (West End Apartments) and Phase F (4th and Idaho Roundabout)**

- Appendix E – Phase C (West End Apartments) Invoice Backup for Actual Construction Costs and Soft Costs**
- Appendix F – Phase F (4th and Idaho Roundabout) Invoice Backup for Actual Construction Costs and Soft Costs**
- Appendix G – Phase C (West End Apartments) and Phase F (4th and Idaho Roundabout) Reimbursable Area Delineation**
- Appendix H – Updated Cost Estimate for URA OPA to Include 4th and Idaho Roundabout Improvements (Within Phase F)**

Appendix A

10-1-2023 to 10-30-2024
Total Reimbursable Cost



**MILLWORX REIMBURSEMENT SUBMITTAL #2
TOTAL COSTS**

PROJECT:	All Phases - Millworx URD	12/6/2024
PROJECT DESCRIPTION:	All Phases - Millworx Public Infrastructure Within Urban Renewal District	
CLIENT:	A&A Construction	
J-U-B PROJECT NO.: 20-20-066		

ITEM NO.	DESCRIPTION	ESTIMATED COSTS	REIMBURSEMENT SUBMITTAL #2 10/1/23 to 10/30/24 TOTAL COSTS
1	Phase A - Construction Costs	\$1,401,000	
2	Phase A - Soft Costs (12% of Construction Costs)		
3	Phase B - Construction Costs	\$1,526,000	
4	Phase B - Soft Costs (12% of Construction Costs)		
5	Phase C - Construction Costs	\$349,000	\$509,384
6	Phase C - Soft (Actual soft costs)		\$59,398
7	Phase D - Construction Costs	\$491,000	
8	Phase D - Soft Costs (12% of Construction Costs)		
9	Phase E - Construction Costs	\$952,000	
10	Phase E - Soft Costs (12% of Construction Costs)		
11	Phase F - Construction Costs	\$1,408,000	\$1,655,033
12	Phase F - Soft Costs (12% of Construction Costs)		\$198,604
13	Phase G - Construction Costs	\$2,938,000	
14	Phase G - Soft Costs (Necessary soft costs for this phase are not typical to other construction phases. Soft costs are less than 12% as reflected in invoice backup)		
TOTAL CONSTRUCTION COSTS		\$9,065,000	\$2,164,416
TOTAL SOFT COSTS			\$258,002
TOTAL REIMBURSABLE COSTS			\$2,422,418



**MILLWORX REIMBURSEMENT SUBMITTAL #2
ACTUAL CONSTRUCTION COSTS**

PROJECT:	All Phases - Millworx URD	12/6/2024
PROJECT DESCRIPTION:	All Phases - Millworx Public Infrastructure Within Urban Renewal District	
CLIENT:	A&A Construction	
J-U-B PROJECT NO.: 20-20-066		

ITEM NO.	DESCRIPTION	ESTIMATED COSTS	REIMBURSEMENT SUBMITTAL #1 2/20/22 to 9/30/23	REIMBURSEMENT SUBMITTAL #2 10/1/23 to 10/30/24	FUTURE REIMBURSEMENT SUBMITTAL	PROJECTED % COMPLETION OF ACTUAL COSTS
Phase A		\$1,401,000	\$1,401,676			90%
1	Roadway	\$0	\$4,932			
2	Domestic Water	\$1,089,000	\$672,468			
3	Sanitary Sewer	\$264,000	\$308,286			
4	Storm Drainage	\$48,000	\$220,898			
5	Electrical	\$0	\$172,350			
6	Signage	\$0	\$22,742			
Phase B		\$1,526,000	\$1,577,824			100%
1	Roadway	\$651,000	\$829,568			
2	Domestic Water	\$513,000	\$331,833			
3	Sanitary Sewer	\$64,000	\$130,878			
4	Storm Drainage	\$93,000	\$33,285			
5	Electrical	\$205,000	\$252,260			
Phase C		\$349,000		\$509,384		100%
1	Roadway	\$217,000		\$310,427		
2	Domestic Water	\$84,000		\$37,892		
3	Storm Drainage	\$24,000		\$28,200		
4	Electrical	\$24,000		\$132,864		
Phase D		\$491,000				0%
1	Roadway	\$260,000				
2	Domestic Water	\$89,000				
3	Sanitary Sewer	\$31,000				
4	Storm Drainage	\$21,000				
5	Alley Utility Demolition	\$90,000				
Phase E		\$952,000				0%
1	Roadway	\$564,000				
2	Domestic Water	\$251,000				
3	Sanitary Sewer	\$88,000				
4	Storm Drainage	\$49,000				
Phase F		\$1,408,000		\$1,655,033		70%
1	Roadway	\$1,159,000		\$1,181,388		
2	Domestic Water	\$97,000		\$63,043		
3	Sanitary Sewer	\$68,000		\$35,199		
4	Storm Drainage	\$84,000		\$75,227		
5	Electrical	\$0		\$300,176		
Phase G		\$2,938,000	\$3,205,915			90%
1	Reclamation	\$2,938,000	\$3,269,352			
2	Typ. Clearing/Grubing	\$0	-\$63,437			
Total Construction Costs		\$9,065,000	\$6,185,415	\$2,164,416		

Appendix B

Original Engineer's Opinion of Probable Cost



ENGINEER'S OPINION OF PROBABLE COST

PROJECT: All Phases - Millworx URD 7/28/2022

PROJECT DESCRIPTION: All Phases - Millworx Public Infrastructure Within Urban Renewal District

CLIENT: A&A Construction

J-U-B PROJ. NO.: 20-20-066

ITEM NO.	DESCRIPTION	TOTAL COSTS
Phase A		\$1,401,000
1	Domestic Water	\$1,089,000
2	Sanitary Sewer	\$264,000
3	Storm Drainage	\$48,000
Phase B		\$1,526,000
1	Roadway	\$651,000
2	Domestic Water	\$513,000
3	Sanitary Sewer	\$64,000
4	Storm Drainage	\$93,000
5	Electrical	\$205,000
Phase C		\$325,000
1	Roadway	\$217,000
2	Domestic Water	\$84,000
3	Storm Drainage	\$24,000
Phase D		\$491,000
1	Roadway	\$260,000
2	Domestic Water	\$89,000
3	Sanitary Sewer	\$31,000
4	Storm Drainage	\$21,000
5	Alley Utility Demolition	\$90,000
Phase E		\$952,000
1	Roadway	\$564,000
2	Domestic Water	\$251,000
3	Sanitary Sewer	\$88,000
4	Storm Drainage	\$49,000
Phase F		\$1,408,000
1	Roadway	\$1,159,000
2	Domestic Water	\$97,000
3	Sanitary Sewer	\$68,000
4	Storm Drainage	\$84,000
Phase G		\$2,938,000
1	Reclamation	\$2,938,000
TOTAL ESTIMATED COSTS		\$9,041,000

CCH

J-U-B ENGINEERS, INC.

7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787



ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	Phase A - Millworx URD	7/28/2022
PROJECT DESCRIPTION:	Phase A - URD Millworx Phase 1 Public Utilities Based on Construction Documents	
CLIENT:	A&A Construction	
CLIENT PROJ. NO.:	J-U-B PROJ. NO.: 20-20-066	

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Domestic Water					\$1,089,000
1	Mobilization	1	LS	\$66,700	\$66,700
2	10" PVC Water Main	422	LF	\$100	\$42,200
3	8" PVC Water Main	3,030	LF	\$95	\$287,850
4	6" Water Pipe	248	LF	\$90	\$22,320
5	3" Water Pipe	34	LF	\$65	\$2,210
6	2" Water Pipe	1,310	LF	\$50	\$65,500
7	1.5" Water Pipe	106	LF	\$45	\$4,770
8	1" Water Pipe	233	LF	\$45	\$10,485
9	1" water meter	62	EA	\$4,500	\$279,000
10	1.5" water meter	5	EA	\$8,000	\$40,000
11	3" water meter	2	EA	\$28,000	\$56,000
12	Fire Hydrant	10	EA	\$6,000	\$60,000
13	6" Gate Valve	12	EA	\$3,800	\$45,600
14	8" Gate Valve	12	EA	\$4,400	\$52,800
15	10" Gate Valve	2	EA	\$5,000	\$10,000
16	8"x8" Cross	1	EA	\$950	\$950
17	8"x6" or 8"x8" TEE	16	EA	\$850	\$13,600
18	10"x10" TEE	1	EA	\$1,200	\$1,200
19	10"x8" Reducer	2	EA	\$650	\$1,300
20	8"x3" TEE	1	EA	\$600	\$600
21	8"x2" or 8"x1.5" or 8"x1" Tapping Saddle	42	EA	\$400	\$16,800
22	8" PVC Elbow (all angles)	7	EA	\$750	\$5,250
23	10" PVC Elbow (all angles)	4	EA	\$850	\$3,400
24	8" Cap and Mark	1	EA	\$350	\$350
Sanitary Sewer					\$264,000
1	8" PVC Sewer Main	2,110	LF	\$95	\$200,450
2	Sanitary Sewer Manhole	11	EA	\$5,800	\$63,800
Storm Drainage					\$48,000
1	Storm drain manhole	3	EA	\$4,100	\$12,300
2	8" PVC storm pipe	358	LF	\$65	\$23,270
3	10" PVC storm pipe	179	LF	\$70	\$12,530
TOTAL ESTIMATED COSTS					\$1,401,000



ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	Phase B - Millworx URD	7/28/2022
PROJECT DESCRIPTION:	Phase B - URD 4th Ave from Idaho St to Seltice Way Based on Construction Documents	
CLIENT:	A&A Construction	
CLIENT PROJ. NO.	J-U-B PROJ. NO.: 20-20-066	

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Roadway					\$651,000
1	Mobilization	1	LS	\$72,600	\$72,600
2	Road Repair	1	LS	\$25,000	\$25,000
3	Traffic Control	1	LS	\$30,000	\$30,000
4	Hot Mix Asphalt (3")	234	TON	\$146	\$34,164
5	Base Course Rock (6")	422	TON	\$35	\$14,770
6	Concrete Sidewalk with 4" thickness and 2" CSTC	2,080	SY	\$125	\$260,000
7	Concrete ADA Ramps with Truncated Domes	6	EA	\$4,200	\$25,200
8	Concrete Driveways	5	EA	\$9,500	\$47,500
9	Concrete Curb and Gutter	2,522	LF	\$28	\$70,616
10	ROW Roadway Striping	7,550	LF	\$2.5	\$18,875
11	Roadway Symbols (turn arrows, ADA, biker + arrow)	18	EA	\$350	\$6,300
12	Roadway Signage	19	EA	\$1,000	\$19,000
13	Trees in Public ROW	59	EA	\$450	\$26,550
Domestic Water					\$513,000
1	10" PVC Water Main	1,130	LF	\$100	\$113,000
2	8" PVC Water Main	1,530	LF	\$95	\$145,350
3	6" Water Pipe	220	LF	\$90	\$19,800
4	4" Water Pipe	84	LF	\$70	\$5,880
5	2" Water Pipe	197	LF	\$50	\$9,850
7	2" water meter	5	EA	\$16,000	\$80,000
8	3" water meter	1	EA	\$28,000	\$28,000
9	Fire Hydrant	6	EA	\$6,000	\$36,000
10	4" Gate Valve	2	EA	\$1,400	\$2,800
11	6" Gate Valve	6	EA	\$3,800	\$22,800
12	8" Gate Valve	6	EA	\$4,400	\$26,400
13	10" Gate Valve	1	EA	\$5,000	\$5,000
14	10"x4" TEE	2	EA	\$850	\$1,700
15	10"x6" TEE	6	EA	\$950	\$5,700
16	10"x8" TEE	4	EA	\$1,100	\$4,400
17	12"x10" TEE	1	EA	\$1,500	\$1,500
18	8"x2" or 8"x1.5" or 8"x1" Tapping Saddle	6	EA	\$400	\$2,400
19	4", 6", 8", or 10" Cap and Mark	7	EA	\$350	\$2,450
Sanitary Sewer					\$64,000
1	8" PVC Sewer Main	513	LF	\$95	\$48,735
2	Sanitary Sewer Manhole	2	EA	\$5,800	\$11,600
3	Existing Sewer Manhole Connection	1	EA	\$4,000	\$4,000



ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	Phase B - Millworx URD	7/28/2022
PROJECT DESCRIPTION:	Phase B - URD 4th Ave from Idaho St to Seltice Way Based on Construction Documents	
CLIENT:	A&A Construction	
CLIENT PROJ. NO.:	J-U-B PROJ. NO.: 20-20-066	

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
(Phase B Continued)					
Storm Drainage					\$93,000
1	Storm drain catch basin	4	EA	\$2,600	\$10,400
2	Storm drain manhole	2	EA	\$4,100	\$8,200
3	Drywell - Single Depth	7	EA	\$3,500	\$24,500
4	8" PVC storm pipe	774	LF	\$65	\$50,310
Electrical					\$205,000
1	LED Street Light in ROW	10	EA	\$7,000	\$70,000
2	Antique Decorative Pedestrian Light in ROW	25	EA	\$4,500	\$112,500
3	Dry utility trenching	2,549	LF	\$5	\$12,745
4	Power Service	1	LS	\$10,000	\$10,000
TOTAL ESTIMATED COSTS					\$1,526,000
CCH J-U-B ENGINEERS, INC.					



ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	Phase C - Millworx URD	7/28/2022
PROJECT DESCRIPTION:	Phase C - URD 4th Ave from Post St to Lincoln St and Utilities Based on Concept Plans	
CLIENT:	A&A Construction	
CLIENT PROJ. NO.	J-U-B PROJ. NO.: 20-20-066	

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Roadway					\$217,000
1	Half of 4th Ave. Roadway ROW improvements - Assume roadway section from North Mill One plan set. Quantities based on a typical roadway section. (58' wide asphalt with parking lanes on both sides and 42' wide in areas with landscape strips on both sides, both sides of the road having 10' concrete sidewalk, concrete curb/gutter, roadway symbols, roadway signs, LED street light, decorative pedestrian lamps, trees, and dry utility trenching).	390	LF	\$380	\$148,200
2	Mobilization	1	LS	\$15,500	\$15,500
3	Road Repair	1	LS	\$12,000	\$12,000
4	Traffic Control	1	LS	\$10,000	\$10,000
5	Concrete ADA Ramps with Truncated Domes	3	EA	\$4,203	\$12,609
6	Concrete Driveways	2	EA	\$9,500	\$19,000
Domestic Water					\$84,000
1	8" PVC Water Main	180	LF	\$95	\$17,100
2	6" Water Pipe	40	LF	\$90	\$3,600
3	2" Water Pipe	160	LF	\$50	\$8,000
4	2" Water Meter	2	EA	\$16,000	\$32,000
5	Fire Hydrant	2	EA	\$6,000	\$12,000
6	6" Gate Valve	2	EA	\$3,800	\$7,600
7	8"x6" TEE	2	EA	\$850	\$1,700
8	8" PVC Elbow (all angles)	3	EA	\$750	\$2,250
Storm Drainage					\$24,000
1	Storm drain catch basin	2	EA	\$2,600	\$5,200
2	Storm drain manhole	1	EA	\$4,100	\$4,100
3	Drywell - Single Depth	3	EA	\$3,500	\$10,500
4	8" PVC storm pipe	60	LF	\$65	\$3,900
TOTAL ESTIMATED COSTS					\$325,000

CCH

J-U-B ENGINEERS, INC.

7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787



ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	Phase D - Millworx URD	7/28/2022
PROJECT DESCRIPTION:	Phase D - URD 4th Ave from Lincoln St to Idaho St and Utilities Based on Concept Plans	
CLIENT:	A&A Construction	
CLIENT PROJ. NO.	J-U-B PROJ. NO.: 20-20-066	

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Roadway					\$260,000
1	Half of 4th Ave. Roadway ROW improvements - Assume roadway section from North Mill One plan set. Quantities based on a typical roadway section. (58' wide asphalt with parking lanes on both sides and 42' wide in areas with landscape strips on both sides, both sides of the road having 10' concrete sidewalk, concrete curb/gutter, roadway symbols, roadway signs, LED street light, decorative pedestrian lamps, trees, and dry utility trenching).	470	LF	\$380	\$178,600
2	Mobilization	1	LS	\$19,100	\$19,100
3	Road Repair	1	LS	\$20,000	\$20,000
4	Traffic Control	1	LS	\$15,000	\$15,000
5	Concrete ADA Ramps with Truncated Domes	3	EA	\$3,500	\$10,500
6	Concrete Driveways	2	EA	\$8,500	\$17,000
Domestic Water					\$89,000
1	8" PVC Water Main	260	LF	\$95	\$24,700
2	6" Water Pipe	40	LF	\$90	\$3,600
3	2" Water Pipe	50	LF	\$50	\$2,500
4	2" Water Meter	2	EA	\$16,000	\$32,000
5	Fire Hydrant	2	EA	\$6,000	\$12,000
6	6" Gate Valve	2	EA	\$3,800	\$7,600
7	8"x6" TEE	2	EA	\$850	\$1,700
8	8"x8" TEE	2	EA	\$850	\$1,700
9	8" PVC Elbow (all angles)	4	EA	\$750	\$3,000
Sanitary Sewer					\$31,000
1	8" PVC Sewer Main	220	LF	\$95	\$20,900
2	Sanitary Sewer Manhole	1	EA	\$5,800	\$5,800
3	Existing Sewer Manhole Connection	1	EA	\$4,000	\$4,000
Storm Drainage					\$21,000
1	Storm drain catch basin	0	EA	\$2,600	\$0
2	Storm drain manhole	0	EA	\$4,100	\$0
3	Drywell - Single Depth	6	EA	\$3,500	\$21,000
4	8" PVC storm pipe	0	LF	\$65	\$0
Alley Utility Demolition					\$90,000
1	Alley Utility Demolition	1	LS	\$95,000	\$95,000
TOTAL ESTIMATED COSTS					\$491,000
J-U-B ENGINEERS, INC.					
CCH					
7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787					



ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	Phase E - Millworx URD	7/28/2022
PROJECT DESCRIPTION: Phase E - URD Railroad Ave from Lincoln St to Idaho St and Utilities Based on Concept Plans		
CLIENT:	A&A Construction	
CLIENT PROJ. NO.:	J-U-B PROJ. NO.: 20-20-066	

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Roadway					\$564,000
1	Full Railroad Ave Roadway ROW improvements - Assume roadway section from City of Post Falls future Railroad Ave Exhibit. Quantities based on a typical roadway section. (35' wide asphalt with parallel parking lanes on both sides of the road, both sides of the road having 10' concrete sidewalk, concrete curb/gutter, roadway symbols, roadway signs, LED street light, decorative pedestrian lamps, trees, and dry utility trenching).	710	LF	\$645	\$457,950
2	Mobilization	1	LS	\$45,300	\$45,300
3	Road Repair	1	LS	\$4,000	\$4,000
4	Traffic Control	1	LS	\$2,000	\$2,000
5	Concrete ADA Ramps with Truncated Domes	6	EA	\$3,500	\$21,000
6	Concrete Driveways	4	EA	\$8,500	\$34,000
Domestic Water					\$251,000
1	8" PVC Water Main	748	LF	\$95	\$71,060
2	6" Water Pipe	120	LF	\$90	\$10,800
3	3" Water Pipe	90	LF	\$65	\$5,850
4	2" Water Pipe	420	LF	\$50	\$21,000
5	2" water meter	3	EA	\$16,000	\$48,000
6	3" water meter	1	EA	\$28,000	\$28,000
7	Fire Hydrant	6	EA	\$6,000	\$36,000
8	6" Gate Valve	6	EA	\$3,800	\$22,800
9	8"x6" TEE	6	EA	\$850	\$5,100
10	8" PVC Elbow (all angles)	3	EA	\$750	\$2,250
Sanitary Sewer					\$88,000
1	8" PVC Sewer Main	710	LF	\$100	\$71,000
2	Sanitary Sewer Manhole	3	EA	\$5,800	\$17,400
Storm Drainage					\$49,000
1	Storm drain catch basin	4	EA	\$2,600	\$10,400
2	Storm drain manhole	2	EA	\$4,100	\$8,200
3	Drywell - Single Depth	6	EA	\$3,500	\$21,000
4	8" PVC storm pipe	140	LF	\$65	\$9,100
TOTAL ESTIMATED COSTS					\$952,000



ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	Phase F - Millworx URD	7/28/2022
PROJECT DESCRIPTION: Phase F - URD 4th Ave and Idaho St Intersection and Idaho St. Extension, Based on Concept Plans		
CLIENT:	A&A Construction	
CLIENT PROJ. NO.	J-U-B PROJ. NO.: 20-20-066	

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Roadway					\$1,159,000
1	Full Idaho St Roadway ROW improvements - Assume roadway section from City of Post Falls future Idaho St Exhibit. Quantities based on a typical roadway section. (67' wide asphalt with angled parking lanes on both sides of the road, both sides of the road having 15' concrete sidewalk, concrete curb/gutter, periodic planter beds, roadway symbols, roadway signs, LED street light, decorative pedestrian lamps, trees, and dry utility trenching).	710	LF	\$930	\$660,300
2	Full 4th Ave. Roadway ROW improvements - Assume roadway section from North Mill One plan set. Quantities based on a typical roadway section. (58' wide asphalt with parking lanes on both sides and 42' wide in areas with landscape strips on both sides, both sides of the road having 10' concrete sidewalk, concrete curb/gutter, roadway symbols, roadway signs, LED street light, decorative pedestrian lamps, trees, and dry utility trenching).	310	LF	\$760	\$235,600
3	Mobilization	3	LS	\$61,200	\$183,600
4	Road Repair	1	LS	\$25,000	\$25,000
5	Traffic Control	1	LS	\$30,000	\$30,000
6	Concrete ADA Ramps with Truncated Domes	2	EA	\$3,500	\$7,000
7	Concrete Driveways	2	EA	\$8,500	\$17,000
Domestic Water					\$97,000
1	8" PVC Water Main	330	LF	\$95	\$31,350
2	6" Water Pipe	100	LF	\$90	\$9,000
3	Fire Hydrant	5	EA	\$6,000	\$30,000
4	6" Gate Valve	5	EA	\$3,800	\$19,000
6	8"x6" TEE	5	EA	\$850	\$4,250
7	10"x8" TEE	1	EA	\$1,100	\$1,100
8	8" PVC Elbow (all angles)	3	EA	\$750	\$2,250
Sanitary Sewer					\$68,000
1	8" PVC Sewer Main	560	LF	\$100	\$56,000
2	Sanitary Sewer Manhole	2	EA	\$5,800	\$11,600
Storm Drainage					\$84,000
1	Storm drain catch basin	4	EA	\$2,600	\$10,400
2	Storm drain manhole	4	EA	\$4,100	\$16,400
3	Drywell - Single Depth	12	EA	\$3,500	\$42,000
4	8" PVC storm pipe	240	LF	\$65	\$15,600
TOTAL ESTIMATED COSTS					\$1,408,000
CCH					
J-U-B ENGINEERS, INC.					
7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787					



ENGINEER'S OPINION OF PROBABLE COST

PROJEC ^t	Phase G - Millworx URD	7/28/2022
PROJECT DESCRIPTION: Phase G - URD Reclamation Costs Provided by A&A Construction		
CLIENT:	A&A Construction	
CLIENT PROJ. NO.	20-20-066	

ITEM NO.	DESCRIPTION	INVOICE NUMBER	COST TO DATE	OUTSTANDING RETENTION	TOTAL COST
Reclamation					
1	Demo & remove concrete/wood debris	w10011	\$57,696.00	\$0.00	\$57,696.00
2	Strip/grub wood, mass cut, fill & compact site (Under TH61 contract)	21003-01	\$143,702.70	\$7,563.30	\$151,266.00
3	Strip/grub wood, mass cut, fill & compact site (Under TH61 contract)	21003-2	\$143,702.70	\$7,563.30	\$151,266.00
4	Strip/grub wood, mass cut, fill & compact site (Under TH61 contract)	21003-3	\$107,777.02	\$5,672.48	\$113,449.50
5	Strip/grub wood, mass cut, fill & compact site (Under TH61 contract)	21003-4	\$107,777.03	\$5,672.47	\$113,449.50
6	Strip/grub wood, mass cut, fill & compact site (Under TH61 contract)	21003-5	\$215,554.05	\$11,344.95	\$226,899.00
7	Strip/grub wood, mass cut, fill & compact site (Under TH61 contract)	21003-6A	\$8,550.00	\$450.00	\$9,000.00
8	Excavate, export materials. Import, compact etc. (Under North Mill contract)	21049-1	\$17,912.25	\$942.75	\$18,855.00
9	Excavate, export materials. Import, compact etc. (Under North Mill contract)	21049-2	\$335,498.15	\$17,657.80	\$353,155.95
10	Excavate, export materials. Import, compact etc. (Under North Mill contract)	21049-3	\$127,808.82	\$6,726.78	\$134,535.60
11	Remove conc., stock pile, export material (Under 2021/2022-2022 C4 contract)	2022C4-1	\$100,994.31	\$5,315.49	\$106,309.80
12	Remove conc., stock pile, export material (Under 2021/2022-2022 C4 contract)	21094-2REV	\$191,692.99	\$10,089.11	\$201,782.10
13	Remove conc., stock pile, export material (Under 2021/2022-2022 C4 contract)	21094-3	\$74,246.43	\$3,907.70	\$78,154.13
14	Remove conc., stock pile, export material (Under 2021/2022-2022 C4 contract)	21094-4	\$49.18	\$2.59	\$51.77
15	Break up & remove concrete (Under 2021 C3 contract)	2044	\$11,492.00	\$0.00	\$11,492.00
16	Grind & load out debris/wood (Under 2021 C3 contract)	2045	\$30,110.85	\$0.00	\$30,110.85
17	Demo work (Under 2021/2022 contract)	102020	\$14,661.10	\$0.00	\$14,661.10
18	Demo work (Under 2021/2022 contract)	112020	\$13,252.40	\$0.00	\$13,252.40
19	Demo work (Under 2021/2022 contract)	122320	\$10,236.97	\$0.00	\$10,236.97
20	Site demo (Under 2021 C2 contract)	14684	\$75,700.00	\$0.00	\$75,700.00
21	Site demo (Under 2021 C2 contract)	15558	\$328,860.00	\$0.00	\$328,860.00
22	Site demo (Under 2021 C2 contract)	15713	\$201,450.00	\$0.00	\$201,450.00
23	Site demo (Under 2021 C2 contract)	15857	\$455,371.00	\$0.00	\$455,371.00
24	Hauling off dirt (Under 2026 C2 contract)	15863	\$81,405.00	\$0.00	\$81,405.00

	TOTAL COSTS		\$2,855,500.95	\$82,908.72	\$2,938,409.67
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			TOTAL ESTIMATED COSTS		\$2,938,000
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	J-U-B ENGINEERS, INC.
7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787	

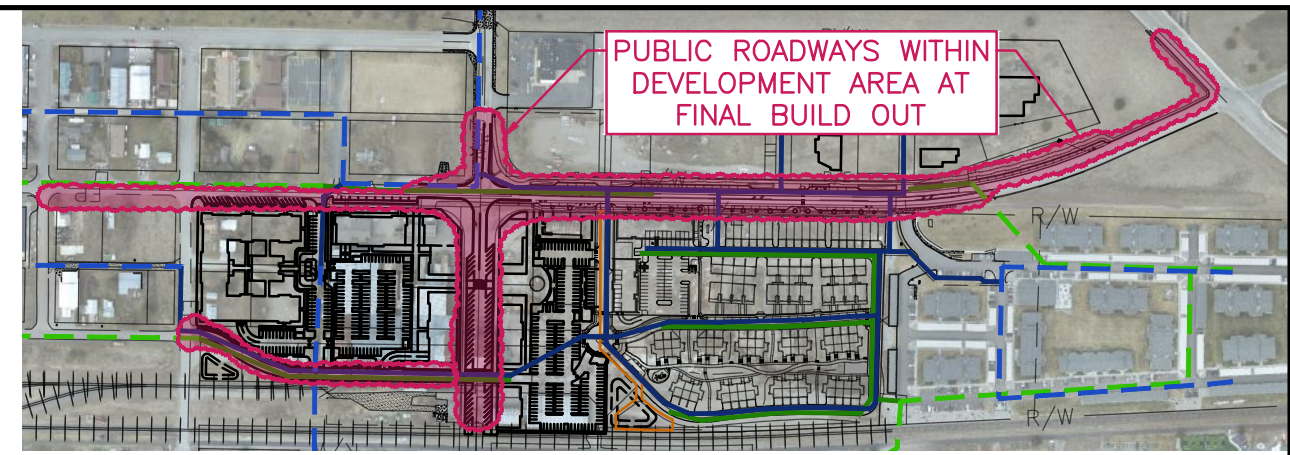
CCH





Appendix C

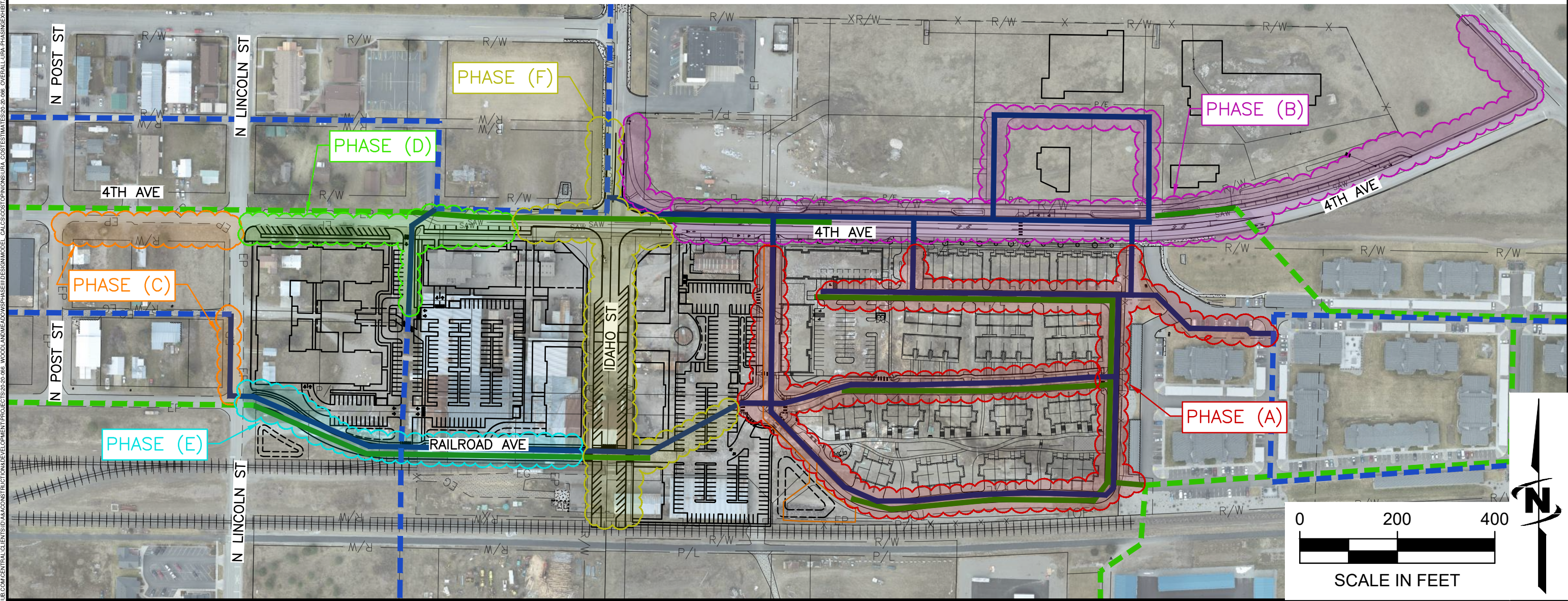
Original Phased Construction
Improvement Exhibit

	PUBLIC INFRASTRUCTURE TO BE IMPROVED	APPROXIMATE START OF CONSTRUCTION	ESTIMATED 2022 COST
PHASE (A)	WATER, SEWER	MARCH 2022	\$1,401,000
PHASE (B)	ROADWAY, WATER, SEWER	APRIL 2022	\$1,526,000
PHASE (C)	ROADWAY, WATER, SEWER	*MAY 2023	\$325,000
PHASE (D)	ROADWAY, WATER, SEWER	*MAY 2023	\$491,000
PHASE (E)	ROADWAY, WATER, SEWER	*MAY 2023	\$952,000
PHASE (F)	ROADWAY, WATER, SEWER	*SEPTEMBER 2023	\$1,408,000
PHASE (G)	RECLAMATION ALL PHASES	ONGOING	\$2,938,000

*CONSTRUCTION TIME FRAME IS SUBJECT TO CHANGE
TOTAL: \$9,041,000



EXISTING WATER MAIN = 
PROPOSED WATER MAIN = 
EXISTING SEWER MAIN = 
PROPOSED SEWER MAIN = 



Plot Date: 7/28/2022 4:25 PM Plotted By: Cole Henderson
File Name: 272222 - JUB - COMMERCIAL CLIENTS - IDAHO CONSTRUCTION DEVELOPMENT PROJECTS - 20-056 - WOODLAND MEADOWS PHASE III DESIGN MODEL - CALCS COST OPINIONS IURA - COST ESTIMATES 20-20-056 - OVERALL IURA - PHASING EXHIBIT.DWG
Title Block: 272222 - JUB - COMMERCIAL CLIENTS - IDAHO CONSTRUCTION DEVELOPMENT PROJECTS - 20-056 - WOODLAND MEADOWS PHASE III DESIGN MODEL - CALCS COST OPINIONS IURA - COST ESTIMATES 20-20-056 - OVERALL IURA - PHASING EXHIBIT.DWG
Date: 7/28/2022 4:25 PM



J-U-B ENGINEERS, INC.

DATE UPDATED: 7/28/2022

Appendix D

Actual Construction and Soft Costs
Invoice Summary for
Phase C (West End Apartments)
and Phase F (4th and Idaho Roundabout)

Phase C - Through 10/30/24

URD 4th Ave from Post to Lincoln and Utilities
Project 2201 - West End Apartments

Vendor	Project	Invoice Number	Invoice Date	Invoice Amount	Description
Roadway - Streets, Sidewalks, Street Parking					
Five Star Concrete	2201	06-002-5303	9/25/2023	31,500.00	Curb/Gutter - 1,000 LF @ \$30/LF and Mobilization
Five Star Concrete	2201	06-002-5328	10/20/2023	25,602.00	ROW Sidewalk - 3668 SF, Tacticle Warning - 32 SF
Five Star Concrete	2201	06-002-5434	2/23/2024	59,953.00	ROW Concrete (See breakdown on Invoice)
Poe Asphalt Paving	2201	47286	9/30/2023	119,042.25	Asphalt Paving (See breakdown on Invoice)
Olympic Foundry	2201	5631	7/27/2023	51,905.00	Tree Grate Frames (Material Only)
Stripe Rite, Inc.	2201	63671	11/30/2023	5,990.00	ROW Signage
Stripe Rite, Inc.	2201	63825	12/31/2023	895.00	Street Signage and Crosswalk Striping
Ace Landscaping	2201	1011121	11/17/2023	15,540.00	ROW Irrigation and Landscaping
Total Roadway				310,427.25	

Domestic Water					
MJM Grand, Inc.	2201	22051	2/20/2023	37,892.41	Install Water Utilities
Total Domestic Water				37,892.41	

Storm Drainage					
MJM Grand, Inc.	2201	22051	2/20/2023	28,200.00	Install Storm Utilities
Total Storm Drainage				28,200.00	

Electrical - Street Lighting and Electrical Utility Lines					
Ace Electric, Inc.	2201	10	2/25/2024	132,864.00	ROW Street Lighting and Conduit/Wire
Total Electrical				132,864.00	

Total Hard Costs 509,383.66

Vendor	Project	Invoice Number	Invoice Date	Invoice Amount	Description
Soft Costs - Policy No 18					
ATS, Inc.	2201	22-0691	1/27/2023	1,620.00	Survey ROW Drywells
ATS, Inc.	2201	22-0721	3/28/2023	300.00	Survey Water Meters
ATS, Inc.	2201	23-306	9/8/2023	9,200.00	Survey/Stake ROW Curb and Light Poles
ATS, Inc.	2201	23-347	10/17/2023	2,725.00	Survey/Stake Tree Grates
JUB Engineers, Inc.	2201	153347	6/6/2022	2,880.00	Design Services
JUB Engineers, Inc.	2201	154283	7/12/2022	12,300.90	Design Services
JUB Engineers, Inc.	2201	154990	8/4/2022	19,809.40	Design Services
JUB Engineers, Inc.	2201	156918	9/30/2022	17,212.40	Design Services
JUB Engineers, Inc.	2201	157493	11/7/2022	1,465.70	Design Services
JUB Engineers, Inc.	2201	160002	2/10/2023	752.60	Design Services
JUB Engineers, Inc.	2201	160522	3/7/2023	928.20	Design Services
JUB Engineers, Inc.	2201	164318	7/18/2023	4,200.00	Design Services

Soft Costs - Policy No 18 (Continued)					
JUB Engineers, Inc.	2201	166860	10/12/2023	592.00	Design Services
JUB Engineers, Inc.	2201	167722	11/20/2023	519.50	Design Services
JUB Engineers, Inc.	2201	174215	6/21/2024	1,284.80	Design Services
Total Soft Costs				75,790.50	

Soft Costs Limited to 12% of Hard Costs 61,126.04

Total Phase C Costs 570,509.70

FOR PHASE C SOFT COSTS:

TOTAL JUB COSTS: \$61,945.50

ESTIMATED 50% OF THE INVOICED JUB WORK WAS FOR THE PUBLIC INFRASTRUCTURE DESIGNS

JUB PUBLIC INFRASTRUCTURE WORK: \$30,972.75

ATS PUBLIC INFRASTRUCTURE WORK: \$28,425.00

PHASE C SOFT COST TOTAL: \$59,397.75

Phase F - Through 10/30/24

URD 4th Ave and Idaho St. Intersection and Idaho St. Extension Based on Construction Documents
 Project 2204 - 4th and Idaho St. Roundabout

Vendor	Project	Invoice Number	Invoice Date	Invoice Amount	Description
Roadway - Streets, Sidewalks, Street Parking					
Cameron-Reilly, LLC	2204	7844	5/22/2024	90,000.00	Concrete Curb/Gutter, Sidewalks
Cameron-Reilly, LLC	2204	7880	6/24/2024	241,653.00	Concrete Curb/Gutter, Sidewalks/Retaining Wall
Interstate Concrete	2204	714254-1	7/31/2024	124,800.20	Finish Grading, Asphalt Paving
Stripe Rite	2204	21505-1	7/27/2024	42,149.50	Road Signage and Striping
Stripe Rite	2204	21505-2	8/24/2024	28,600.50	Road Signage and Striping
Stripe Rite	2204	21505-3A	9/28/2024	(15,770.00)	Road Signage and Striping Billing Adjustment
Stripe Rite	2204	21505-4	9/28/2024	1,680.00	Road Signage and Striping
Ace Landscaping	2204	1011189	6/19/2024	99,825.00	Irrigation and Landscaping
MJM Grand, Inc.	2204	J000380	8/20/2023	114,205.90	Imported Structural Fill for Roundabout
MJM Grand, Inc.	2204	24016-1	3/20/2024	193,672.00	Demo Existing Roadway and Place Structural Fill
MJM Grand, Inc.	2204	24016-2	4/20/2024	99,674.00	Demo Existing Road/Place Fill/Traffic Control
MJM Grand, Inc.	2204	24016-3	5/20/2024	98,135.55	Fill Placement/Site Grading/Gravel Placement
MJM Grand, Inc.	2204	24016-4	7/20/2024	29,427.45	Gravel Placement/Traffic Control
Masters Fence	2204	2202	7/18/2024	2,740.00	Retaining Wall Railing
Olympic Foundry	2204	IN-377-2024	4/24/2024	3,915.00	Tree Grate Frames
Olympic Foundry	2204	53663	5/16/2024	15,315.00	Tree Grates
Thorco, Inc.	2204	1795407	10/4/2024	11,365.00	Pedestrian Crossing Signage
Total Roadway				1,181,388.10	
Domestic Water					
MJM Grand, Inc.	2204	24016-2	4/20/2024	17,086.80	Install Water Utilities
MJM Grand, Inc.	2204	24016-3	5/20/2024	45,956.20	Install Water Utilities
Total Domestic Water				63,043.00	
Sanitary Sewer					
MJM Grand, Inc.	2204	24016-2	4/20/2024	7,039.80	Install Sewer Utilities
MJM Grand, Inc.	2204	24016-3	5/20/2024	28,159.20	Install Sewer Utilities
Total Sanitary Sewer				35,199.00	
Storm Drainage					
MJM Grand, Inc.	2204	24016-2	4/20/2024	22,568.10	Install Storm Utilities
MJM Grand, Inc.	2204	24016-3	5/20/2024	52,658.90	Install Storm Utilities
Total Storm Drainage				75,227.00	
Electrical - Street Lighting and Electrical Utility Lines					
MJM Grand, Inc.	2204	24016-3	5/20/2024	51,941.00	Electrical Trenching/Backfill
Ace Electric	2204	1	4/19/2024	8,390.20	Light Pole Bases
Ace Electric	2204	2	5/20/2024	17,410.00	Install Light Pole Bases & Conduit
Ace Electric	2204	3	6/20/2024	51,292.74	Install Site Lighting
Ace Electric	2204	4	7/19/2024	91,985.26	Site lighting
Avista Utilities	2204	ESA#55563	4/26/2024	79,156.36	Power Infrastructure
Total Electrical				300,175.56	
Total Hard Costs				1,655,032.66	

Vendor Project Invoice Number Invoice Date Invoice Amount Description

Soft Costs - Policy No 18

Budinger & Associates	2204	M24049-1	2/7/2024	229.00	Geotech Services
Budinger & Associates	2204	M24049-2	3/6/2024	1,369.45	Compaction Testing
Budinger & Associates	2204	M24049-3	3/12/2024	755.00	Proctor/Soils Testing
Budinger & Associates	2204	P24049-1	3/6/2024	8,250.00	Roundabout Geotech Report
Budinger & Associates	2204	M24049-4	5/10/2024	1,811.45	Compaction Testing
Budinger & Associates	2204	M24049-5	6/18/2024	8,347.20	Compaction Testing/Concrete Testing
Budinger & Associates	2204	M24049-6	7/10/2024	5,952.45	Compaction Testing/Concrete Testing/Asphalt Test
Budinger & Associates	2204	M22074-7	8/15/2024	1,358.65	Compaction Testing/Asphalt Testing
JUB Engineers, Inc.	2204	153346	6/6/2022	8,995.61	Design Services
JUB Engineers, Inc.	2204	154284	7/12/2022	3,950.00	Design Services
JUB Engineers, Inc.	2204	154989	8/4/2022	3,080.00	Design Services
JUB Engineers, Inc.	2204	155776	9/7/2022	4,178.00	Design Services

Soft Costs - Policy No 18 (Continued)

JUB Engineers, Inc.	2204	156919	9/30/2022	18,279.01	Design Services
JUB Engineers, Inc.	2204	157495	11/7/2022	15,103.00	Design Services
JUB Engineers, Inc.	2204	158353	12/13/2022	43,525.00	Design Services
JUB Engineers, Inc.	2204	159110	1/10/2023	15,288.00	Design Services
JUB Engineers, Inc.	2204	160003	2/10/2023	9,085.00	Design Services
JUB Engineers, Inc.	2204	160521	3/7/2023	21,825.00	Design Services
JUB Engineers, Inc.	2204	161601	4/14/2023	34,294.00	Design Services
JUB Engineers, Inc.	2204	162241	5/5/2023	8,558.00	Design Services
JUB Engineers, Inc.	2204	163486	6/20/2023	905.00	Design Services
JUB Engineers, Inc.	2204	164253	7/16/2023	9,165.00	Design Services
JUB Engineers, Inc.	2204	165517	8/24/2023	2,675.00	Design Services
JUB Engineers, Inc.	2204	166357	9/21/2023	18,146.40	Design Services
JUB Engineers, Inc.	2204	166868	10/18/2023	2,045.14	Design Services
JUB Engineers, Inc.	2204	167728	11/9/2023	3,659.14	Design Services
JUB Engineers, Inc.	2204	168737	12/14/2023	2,529.50	Design Services
JUB Engineers, Inc.	2204	169598	1/15/2024	5,333.70	Design Services
JUB Engineers, Inc.	2204	170412	2/15/2024	7,617.60	Design Services
JUB Engineers, Inc.	2204	171459	3/28/2024	7,469.40	Design Services
JUB Engineers, Inc.	2204	172310	4/18/2024	7,780.02	Construction Observation & Survey Services
JUB Engineers, Inc.	2204	172851	5/9/2024	9,847.31	Construction Observation & Survey Services
JUB Engineers, Inc.	2204	174216	6/21/2024	29,281.12	Construction Observation & Survey Services
JUB Engineers, Inc.	2204	175062	6/17/2024	14,378.95	Construction Observation & Survey Services
JUB Engineers, Inc.	2204	175655	8/9/2024	3,840.80	Construction Observation & Survey Services
Michael Terrell Landscape	2204	5165	12/15/2022	144.13	Landscape Design Services
Michael Terrell Landscape	2204	5363	5/15/2023	1,788.44	Landscape Design Services
Michael Terrell Landscape	2204	5408	6/15/2023	95.50	Landscape Design Services
Michael Terrell Landscape	2204	5453	7/15/2023	36.25	Landscape Design Services
Michael Terrell Landscape	2204	5767	3/15/2024	1,952.68	Landscape Design Services
Total Soft Costs				342,924.90	

Soft Costs Limited to 12% of Hard Costs

198,603.92

Total Phase F Costs

1,853,636.58

Appendix E

Phase C (West End Apartments)
Invoice Backup for Actual Construction Costs
and Soft Costs

SCHEDULE OF VALUES
SUBCONTRACT

PROJECT: West End Apartments (6291)
SUB CONTRACTOR: Five Star Concrete
Owner:
Prime Contractor: A & A Construction & Development

Sub Pay Request No. 1
WORK PERFORMED THROUGH: 9/25/2023
invoice: 06-002-5303

ITEM	DESCRIPTION	QTY	UM	UNIT PRICE	AMOUNT	PREVIOUS		THIS PERIOD		TO-DATE		% COMP.
						QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
1	mobe	1	ls	\$1,500.00	\$1,500.00	0.00	\$0.00	1.00	\$1,500.00	1.00	\$1,500.00	100%
2	16" type A curb incl PED curb	855	lf	\$28.00	\$23,940.00	0.00	\$0.00	314.00	\$8,792.00	314.00	\$8,792.00	37%
* 3	24" type B cur & gutter	1475	lf	\$30.00	\$44,250.00	0.00	\$0.00	1295.00	\$38,850.00	1295.00	\$38,850.00	88%
4	4" sidewalk-City of PF ROW	9915	sf	\$6.50	\$64,447.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0%
5	4" sidewalk-site (excl breezeways)	3755	sf	\$7.50	\$28,162.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0%
6	6" approach-City of PF	755	sf	\$9.00	\$6,795.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0%
7	6" trash pad-unrein	256	sf	\$9.00	\$2,304.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0%
8	ADA tactile warnings-cast iron	100	sf	\$55.00	\$5,500.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0%
9	type 1 swale pads	18	ea	\$200.00	\$3,600.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0%
10	concrete steps	38	lf	\$85.00	\$3,230.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0%
11	tree well cast-in-place conc ring	17	ea	\$450.00	\$7,650.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0%
12	3" mow curb - 6" wide	12	lf	\$30.00	\$360.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0%
CONTRACT TOTALS					\$191,738.00		\$0.00	0.00	\$49,142.00		\$49,142.00	26%
CHANGE ORDER TOTALS					\$0.00		\$0.00		\$0.00	0	\$0.00	#DIV/0!
TOTALS					\$191,738.00		\$0.00		\$49,142.00		\$49,142.00	26%
									Less 5% Retention		\$2,457.10	\$2,457.10
									Amount due this Pay Request		\$46,684.90	\$46,684.90

* Item 3 - Type B Curb + Gutter 1,000 LF of ROW curb + Gutter
\$30.00 / LF X 1,000 = \$30,000.00

Total Invoice for ROW = \$31,500.00

JOB	2201
CODE	321313
APPROVAL	JK
G/L	

SCHEDULE OF VALUES
SUBCONTRACT

PROJECT: West End Apartments (6291)
SUB CONTRACTOR: Five Star Concrete
Owner:
Prime Contractor: A & A Construction & Development

Sub Pay Request No. 2
WORK PERFORMED THROUGH: 10/20/2023
invoice: 06-002-5328

ITEM	DESCRIPTION	QTY	UM	UNIT PRICE	AMOUNT	PREVIOUS		THIS PERIOD		TO-DATE		% COMP.
						QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
1	mobe	1	ls	\$1,500.00	\$1,500.00	1.00	\$1,500.00	0.00	\$0.00	1.00	\$1,500.00	100%
2	16" type A curb incl PED curb	855	lf	\$28.00	\$23,940.00	314.00	\$8,792.00	0.00	\$0.00	314.00	\$8,792.00	37%
3	24" type B cur & gutter	1475	lf	\$30.00	\$44,250.00	1295.00	\$38,850.00	0.00	\$0.00	1295.00	\$38,850.00	88%
4	4" sidewalk-City of PF ROW	9915	sf	\$6.50	\$64,447.00	0.00	\$0.00	3668.00	\$23,842.00	3668.00	\$23,842.00	37%
5	4" sidewalk-site (excl breezeways)	3755	sf	\$7.50	\$28,162.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0%
6	6" approach-City of PF	755	sf	\$9.00	\$6,795.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0%
7	6" trash pad-unrein	256	sf	\$9.00	\$2,304.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0%
8	ADA tactile warnings-cast iron	100	sf	\$55.00	\$5,500.00	0.00	\$0.00	32.00	\$1,760.00	32.00	\$1,760.00	32%
9	type 1 swale pads	18	ea	\$200.00	\$3,600.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0%
10	concrete steps	38	lf	\$85.00	\$3,230.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0%
11	tree well cast-in-place conc ring	17	ea	\$450.00	\$7,650.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0%
12	3" mow curb - 6" wide	12	lf	\$30.00	\$360.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0%
CONTRACT TOTALS					\$191,738.00		\$49,142.00	0.00	\$25,602.00		\$74,744.00	39%
CHANGE ORDER TOTALS					\$0.00		\$0.00		\$0.00	0	\$0.00	#DIV/0!
TOTALS					\$191,738.00		\$49,142.00		\$25,602.00		\$74,744.00	39%
									Less 5% Retention	\$1,280.10	\$3,737.20	
									Amount due this Pay Request	\$24,321.90	\$71,006.80	

Item 4 - Row Sidewalk 3,668 SF
\$6.50 / SF X 3,668 = \$23,842.00

Item 8 - ADA Ramps 32 SF
\$55.00 X 32 SF = \$1,760.00

Total Invoice for Row = \$25,602.00

JOB	2201
CODE	
APPROVAL	
G/L	

SCHEDULE OF VALUES
SUBCONTRACT

PROJECT: West End Apartments (6291)
SUB CONTRACTOR: Five Star Concrete
Owner:
Prime Contractor: A & A Construction & Development

Sub Pay Request No. 3
WORK PERFORMED THROUGH: 2/23/2024
invoice: 06-002-5434

ITEM	DESCRIPTION	QTY	UM	UNIT PRICE	AMOUNT	PREVIOUS		THIS PERIOD		TO-DATE		% COMP.
						QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
1	mobe	1	ls	\$1,500.00	\$1,500.00	1.00	\$1,500.00	0.00	\$0.00	1.00	\$1,500.00	100%
2	16" type A curb incl PED curb	855	lf	\$28.00	\$23,940.00	314.00	\$8,792.00	541.00	\$15,148.00	855.00	\$23,940.00	100%
3	24" type B cur & gutter	1475	lf	\$30.00	\$44,250.00	1295.00	\$38,850.00	180.00	\$5,400.00	1475.00	\$44,250.00	100%
4	4" sidewalk-City of PF ROW	9915	sf	\$6.50	\$64,447.00	3668.00	\$23,842.00	6247.00	\$40,605.50	9915.00	\$64,447.50	100%
5	4" sidewalk-site (excl breezeways)	3755	sf	\$7.50	\$28,162.00	0.00	\$0.00	3755.00	\$28,162.50	3755.00	\$28,162.50	100%
6	6" approach-City of PF	755	sf	\$9.00	\$6,795.00	0.00	\$0.00	755.00	\$6,795.00	755.00	\$6,795.00	100%
7	6" trash pad-unrein	256	sf	\$9.00	\$2,304.00	0.00	\$0.00	256.00	\$2,304.00	256.00	\$2,304.00	100%
8	ADA tactile warnings-cast iron	100	sf	\$55.00	\$5,500.00	32.00	\$1,760.00	68.00	\$3,740.00	100.00	\$5,500.00	100%
9	type 1 swale pads	18	ea	\$200.00	\$3,600.00	0.00	\$0.00	18.00	\$3,600.00	18.00	\$3,600.00	100%
10	concrete steps	38	lf	\$85.00	\$3,230.00	0.00	\$0.00	38.00	\$3,230.00	38.00	\$3,230.00	100%
11	tree well cast-in-place conc ring	17	ea	\$450.00	\$7,650.00	0.00	\$0.00	17.00	\$7,650.00	17.00	\$7,650.00	100%
12	3" mow curb - 6" wide	12	lf	\$30.00	\$360.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0%
CONTRACT TOTALS					\$191,738.00		\$74,744.00	0.00	\$116,635.00		\$191,379.00	100%
gordon 10.19	grade/stringing	1	ls	\$1,900.00	\$1,900.00	0.00	\$0.00	1.00	\$1,900.00	1.00	\$1,900.00	100%
gordon 11.9	3 guys/3hr ea bad grading	1	ls	\$750.00	\$750.00	0.00	\$0.00	1.00	\$750.00	1.00	\$750.00	100%
gordon 11.16	extra concrete - deep grade	2	cy	\$175.00	\$350.00	0.00	\$0.00	2.00	\$350.00	2.00	\$350.00	100%
gordon 11.21	A curb - replacement for what POE broke	46	sf	\$28.00	\$1,288.00	0.00	\$0.00	46.00	\$1,288.00	46.00	\$1,288.00	100%
CHANGE ORDER TOTALS					\$3,000.00		\$0.00		\$3,000.00	0	\$3,000.00	100%
TOTALS					\$194,738.00		\$74,744.00		\$119,635.00		\$194,379.00	100%
									Less 5% Retention		\$5,981.75	
									Amount due this Pay Request		\$113,653.25	
											\$9,718.95	
											\$184,660.05	

Item 4 - ROW Curb + Gutter 5,872 SF
\$6.50/SF x 5,872 SF = \$38,168.00

Item 6 - Row Approaches 755 SF
\$9.00/SF x 755 = \$6,795.00

Item 8 ADA Tactile warning cast Iron 68 SF
\$55.00/SF x 68 SF = \$3,740.00

Item 9 Row Swale Inlets 18 Ea
\$200.00/Ea x 18 = \$3,600.00

Item 11 Row Tree well castings 17 ea
\$450.00 x 17 = \$7,650.00

Row Invoice Total
\$159,953.00

JOB	2201
CODE	321313
APPROVAL	JG
G/L	



poeasphalt.com

To: A & A CONSTRUCTION & DEVELOPMENT
 108 N WASHINGTON ST, STE 603
 SPOKANE, WA 99201

Bill Date: 09/30/23
 Invoice #: 47286
 Due Date: 10/30/23
 Terms: NET 30 DAYS

Customer : 41077 Payment Request : 1
 Reference : 190193- WEST END APARTMENTS--PROJ#2201-C5

PARKING LOT 3" HMA OVER 6" CSTC 3,205 SY @ \$36.25/SY	Alleyway Paving 661 SY x \$36.25 \$23,461.25	116,181.25
PREP 6" CSTC - 4TH, LINCOLN & POST ST 2,622 SY @ \$14.50/SY		38,019.00
STREET PATCHING - 3" HMA ONLY 2,622 SY @ \$21.00/SY		55,062.00
ADDITIONAL PAVING MOBILIZATION POST FALLS ID WORK COMPLETED 9/30/2023	\$2,000	4,000.00
		213,262.25

Row Invoice Total
 \$119,042.25

JOB	2201
CODE	321216
APPROVAL	JC
G/L	

Total :	213,262.25
Plus Sales Tax :	0.00
Less Retainage :	10,663.11
Total Amount Due :	202,599.14

10/30/23

Remit to: POE ASPHALT PAVING, INC.
 P O BOX 449
 LEWISTON, ID 83501
 509-758-5561

WE APPRECIATE YOUR BUSINESS AND PROMPT PAYMENT

A & A CONSTRUCTION & DEVELOPMENT

Invoice #: 47286

An Equal Opportunity Employer

CLARKSTON DIVISION
 P.O. BOX 449 Lewiston, ID 83501
 Ph: 509.758.5561 Fax: 509.758.1754

GRANGEVILLE DIVISION
 P.O. BOX 449 Lewiston, ID 83501
 Ph: 509.758.5561 Fax: 509.758.1754

POST FALLS DIVISION
 2732 N. Beck Road Post Falls, ID 83854
 Ph: 208.777.0498 Fax: 208.777.0499

PULLMAN DIVISION
 P.O. Box 784 Pullman, WA 99163
 Ph: 509.334.6400 Fax: 509.334.6464



Quote: 5631

A & A Construction & Dev Inc
Danny Cole

Date: Jul 27, 2023
Your Reference: 5 X 10 TREE GRATE RFQ
Valid To: Oct 24, 2023
Request Date: Jul 24, 2023
Customer Number: 5000

Contact: Carina Moser
E-Mail: cari.m@olympicfoundry.com

Ship-to Address:
 A & A Construction & Dev Inc
 704 E. 4th Ave
 Post Falls ID 83854

Dear Sir or Madam,
 Thank you for your interest. We offer the following items:

Line	Product	Description	Quantity	Net Price	Net Value
10	SPG_MISC1	5 X 10 "SP-P" TREE GRATE SET	16 Each	2,500.00 USD / 1 Each	40,000.00 USD
List Price				2,500.00 USD / 1 Each	40,000.00 USD
20	SPG_MISC1	5 X 10 "CI" TREE GRATE FRAME	16 Each	600.00 USD / 1 Each	9,600.00 USD
List Price				600.00 USD / 1 Each	9,600.00 USD
LEAD TIME: FRAMES: 4-5 WEEKS ARO GRATES: 14-16 WEEKS ARO					

Total Item Net Value 49,600.00 USD
 Shipping & Handling 2,305.00 USD
Total 51,905.00 USD

Payment Terms: 10 days 1% cash discount, 30 days net
Incoterms: <PC1>, OFCO - Seattle

Best Regards,
 Carina Moser
 Olympic Foundry, Inc

JOB	2201
CODE	129300
APPROVAL	JC
G/L	



Invoice

1813 137TH AVE E
SUMNER, WA 98390

SHIP TO
23-3991 WEST END APTS. POST FALLS, ID

DATE	INVOICE #
11/30/2023	63671

Account #	
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USE TAX	CITY
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YES	OOS - IDAHO
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BILL TO
A&A CONSTRUCTION & DEVELOPMENT 108 N WASHINGTON, SUITE 603 SPOKANE, WA 99201

SHIP DATE	REP	WORK ORDER #	TERMS	P.O. #	PROJECT
11/30/2023	JF	23-3991	Net 30		23-3991 WEST END APTS.

Description	Est Qty	Est Rate	Est Amt	Prior Qty	Curr Qty	Rate	Curr Amount
EA LAYOUT AND STRIPE PARKING LOT PER SHEET C-101 DATED 9/27/2022	1	5,500.00	5,500.00	0.5	0.5	5,500.00	2,750.00
88EA PARKING STALLS							
4EA HANDICAP STENCILS WITH BLUE BACK GROUNDS							
3EA HANDICAP WALKWAYS							
1EA PAINTED CROSSWALK							
6EA PAINTED ARROWS							
2EA CROSSHATCHED STRIPING FOR NO PARKING							
1EA THERMOPLASTIC CROSSWALK AND STOP BAR ON POST ST.							
EA INSTALL HANDICAP SIGNS ON 2" GALV. POSTS	4	395.00	1,580.00	0	4	395.00	1,580.00
EA R1-1 STOP SIGN WITH STREET NAME SIGN	1	895.00	895.00	0	1	895.00	895.00

Row Quantity (1)

JOB	2201
CODE	321723
APPROVAL	<i>[Signature]</i>
G/L	

Phone #	Fax #
253-863-2987	253-863-3120

Job Total Balance (all invoices)

Sales Tax (6.0%)
Invoice Total
Invoice Payments/Credits
Invoice Balance Due



Invoice

1813 137TH AVE E
SUMNER, WA 98390

SHIP TO
23-3991 WEST END APTS.
POST FALLS, ID

DATE	INVOICE #
11/30/2023	63671

Account #

USE TAX CITY

YES OOS - IDAHO

BILL TO
A&A CONSTRUCTION & DEVELOPMENT
108 N WASHINGTON, SUITE 603
SPOKANE, WA 99201

SHIP DATE	REP	WORK ORDER #	TERMS	P.O. #	PROJECT
11/30/2023	JF	23-3991	Net 30		23-3991 WEST END APTS.

Description	Est Qty	Est Rate	Est Amt	Prior Qty	Curr Qty	Rate	Curr Amount
EA R5-1 DO NOT ENTER SIGN	1	795.00	795.00	0	1	795.00	795.00
EA W11-2 PEDESTRIAN CROSSING SIGNS W/ARROW SIGNS	2	795.00	1,590.00	0	2	795.00	1,590.00
EA REINSTALL 35 MPH SIGN	1	95.00	95.00	0	1	95.00	95.00
EA INSTALL THERMOPLASTIC RAILROAD CROSSING PER MUTCD	1	1,525.00	1,525.00	0	1	1,525.00	1,525.00
EA INSTALL EXISTING SIGN ON NEW POST PER KEYNOT SP2	1	695.00	695.00	0	1	695.00	695.00
EXCLUDES ALL ITEMS NOT LISTED ABOVE RAILROAD CROSSING PER SHEET C-100 EXCLUDES TRAFFIC CONTROL							

Row Invoice Total - \$5,990.00

Sales Tax (6.0%)	\$0.00
Invoice Total	\$9,925.00
Invoice Payments/Credits	\$0.00
Invoice Balance Due	\$9,925.00

Phone #	Fax #
253-863-2987	253-863-3120

Job Total Balance (all invoices) \$12,675.00



1813 137TH AVE E
SUMNER, WA 98390

BILL TO

A&A CONSTRUCTION & DEVELOPMENT
108 N WASHINGTON, SUITE 603
SPOKANE, WA 99201

JOB	2201
CODE	321723
SHIP TO	✓
23-3991 WEST END APTS POST FALLS, ID	APPROVAL
G/L	

Invoice

DATE	INVOICE #
12/31/2023	63825

Account #	
USE TAX	CITY
YES	OOS - IDAHO

SHIP DATE	REP	WORK ORDER #	TERMS	P.O. #	PROJECT
12/31/2023	JF	23-3991	Net 30		23-3991 WEST END APTS.

Description	Est Qty	Est Rate	Est Amt	Prior Qty	Curr Qty	Rate	Curr Amount
EA LAYOUT AND STRIPE PARKING LOT PER SHEET C-101 DATED 9/27/2022	1	5,500.00	5,500.00	1	0	5,500.00	0.00
88EA PARKING STALLS							
4EA HANDICAP STENCILS WITH BLUE BACK GROUNDS							
3EA HANDICAP WALKWAYS							
1EA PAINTED CROSSWALK							
6EA PAINTED ARROWS							
2EA CROSSHATCHED STRIPING FOR NO PARKING							
1EA THERMOPLASTIC CROSSWALK AND STOP BAR ON POST ST.							
EA INSTALL HANDICAP SIGNS ON 2" GALV. POSTS	4	395.00	1,580.00	4	0	395.00	0.00
EA R1-1 STOP SIGN WITH STREET NAME SIGN	1	895.00	895.00	1	0	895.00	0.00

Sales Tax (6.0%)

Invoice Total

Invoice Payments/Credits

Invoice Balance Due

Phone #	Fax #
253-863-2987	253-863-3120

Job Total Balance (all invoices)



1813 137TH AVE E
SUMNER, WA 98390

Invoice

SHIP TO
23-3991 WEST END APTS. POST FALLS, ID

DATE	INVOICE #
12/31/2023	63825

BILL TO
A&A CONSTRUCTION & DEVELOPMENT 108 N WASHINGTON, SUITE 603 SPOKANE, WA 99201

Account #	
USE TAX	CITY
YES	OOS - IDAHO

SHIP DATE	REP	WORK ORDER #	TERMS	P.O. #	PROJECT
12/31/2023	JF	23-3991	Net 30		23-3991 WEST END APTS.

Description	Est Qty	Est Rate	Est Amt	Prior Qty	Curr Qty	Rate	Curr Amount
EA R5-1 DO NOT ENTER SIGN	1	795.00	795.00	1	0	795.00	0.00
EA W11-2 PEDESTRIAN CROSSING SIGNS W/ARROW SIGNS	2	795.00	1,590.00	2	0	795.00	0.00
EA REINSTALL 35 MPH SIGN	1	95.00	95.00	1	0	95.00	0.00
EA INSTALL THERMOPLASTIC RAILROAD CROSSING PER MUTCD	1	1,525.00	1,525.00	1	0	1,525.00	0.00
EA INSTALL EXISTING SIGN ON NEW POST PER KEYNOT SP2	1	695.00	695.00	1	0	695.00	0.00
EA MOBILIZATION	1	300.00	300.00	0	1	300.00	300.00
HANDICAP SIGN	1	395.00	395.00	0	1	395.00	395.00
HANDICAP STRIPING AND CROSSWALK	1	200.00	200.00	0	1	200.00	200.00
EXCLUDES ALL ITEMS NOT LISTED ABOVE							
RAILROAD CROSSING PER SHEET C-100							

Phone #	Fax #
253-863-2987	253-863-3120

Job Total Balance (all invoices)

Sales Tax (6.0%)
Invoice Total
Invoice Payments/Credits
Invoice Balance Due



Invoice

1813 137TH AVE E
SUMNER, WA 98390

SHIP TO
23-3991 WEST END APTS. POST FALLS, ID

DATE	INVOICE #
12/31/2023	63825

BILL TO
A&A CONSTRUCTION & DEVELOPMENT 108 N WASHINGTON, SUITE 603 SPOKANE, WA 99201

Account #	
USE TAX	CITY
YES	OOS - IDAHO

SHIP DATE	REP	WORK ORDER #	TERMS	P.O. #	PROJECT
12/31/2023	JF	23-3991	Net 30		23-3991 WEST END APTS.

Description	Est Qty	Est Rate	Est Amt	Prior Qty	Curr Qty	Rate	Curr Amount
EXCLUDES TRAFFIC CONTROL							

Phone #	Fax #
253-863-2987	253-863-3120

Job Total Balance (all invoices) \$10,820.00

Sales Tax (6.0%)	\$0.00
Invoice Total	\$895.00
Invoice Payments/Credits	\$0.00
Invoice Balance Due	\$895.00



office: 509-891-2339
 fax: 509-891-2933

Ace Landscaping Corporation • P.O. Box 1993 • Veradale, Washington 99037

Invoice

Bill To
A & A Construction & Development Inc 621 W. Mallon Ave., Suite 509 Spokane, WA 99201 sherri@aacdi.com

Date
11/17/2023

Due Date	Invoice #
12/11/2023	1011121

Quantity	Description	Rate	Amount
	landscaping at Millworks West End Apts	66,789.00	66,789.00
	top soil additions	4,625.00	4,625.00
	Retention 5%	-3,570.70	-3,570.70
	ID State Sales Tax	6.00%	0.00
<i>ROW Irrigation + Landscaping = \$15,540.00</i>			

JOB	2201
CODE	329300
APPROVAL	JC
G/L	

Total	\$67,843.30
Balance Due	\$67,843.30

Josh Grigsby

From: Mark <mark@alcpokane.com>
Sent: Friday, October 25, 2024 6:53 AM
To: Josh Grigsby
Subject: Millworks West Apartments

Josh,
Looking at all of the cost for the Millworks project. It appears we had \$15,540.00 worth of landscape, trees, top soil and sprinklers in those respective areas. If there is anything else, please let me know.

Mark Dringle
President
(M) 509-570-4005
(O) 509-891-2339
(F) 509-891-2933





P.O. Box 2087
 Airway Heights, WA 99001-2087
 (509) 244-4733
 Fax (509) 244-4725
 mjm@mjmgrand.net

COMMERCIAL EXCAVATION
 SITE UTILITIES

Job Invoice

Sold To:	
A&A Construction & Development 621 W Mallon, Suite 509 Spokane WA 99201	Invoice Number: 22051-2 Invoice Date: Feb 20, 2023 Terms: Net 30 Customer Code: 2 Reference: Job Number: 0022051 Job Description: West End Apartments
Job Location:	

Description	Amount
PROGRESS APPLICATION NO. 2	
ORIGINAL CONTRACT SUM:	478,978.97
NET CHANGE BY CHANGE ORDERS:	0.00
CONTRACT SUM TO DATE:	478,978.97
TOTAL COMPLETED & STORED TO DATE:	219,966.16
LESS PREVIOUSLY COMPLETED:	75,497.10
THIS PROGRESS APPLICATION:	144,469.06
478,978.97 75,497.10 144,469.06 =====	
<i>Row Total invoice - \$66,092.41</i>	

JOB	2201
CODE	31200
APPROVAL	JL
G/L	

Sub Total	\$144,469.06
Retention	\$7,223.45
Sales Tax	\$
Total	\$137,245.61

CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 2
 APPLICATION DATE: Feb 23/23
 PERIOD TO: Feb 20/23
 ARCHITECT'S PROJECT NO.: 0022051

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
CONTRACT									
00001	Demo/grub/erosion	87408.50	52445.10	34963.40	0.00	87408.50	100	0.00	4370.43
00002	Mass	30736.00	23052.00	7684.00	0.00	30736.00	100	0.00	1536.80
00003	Gravel	40166.00	0.00	0.00	0.00	0.00	0	40166.00	
00004	Structure exc & backfill	37776.50	0.00	0.00	0.00	0.00	0	37776.50	
* 00005	Utilities - water	92516.50	0.00	69387.38	0.00	69387.38	75	23129.12	3469.37
* 00006	Utilities - sewer	26362.58	0.00	0.00	0.00	0.00	0	26362.58	
00007	Utilities - storm	129737.13	0.00	32434.28	0.00	32434.28	25	97302.85	1621.71
00008	Fine grading	30412.00	0.00	0.00	0.00	0.00	0	30412.00	
00009	Mobilization/B/O tax	3863.76	0.00	0.00	0.00	0.00	0	3863.76	
Sub-Total		478978.97	75497.10	144469.06	0.00	219966.16		259012.81	10998.31
Taxes		0.00	0.00	0.00	0.00	0.00		0.00	
		478978.97	75497.10	144469.06	0.00	219966.16	46	259012.81	10998.31
Total Contract		478978.97	75497.10	144469.06	0.00	219966.16	46	259012.81	10998.31

Row water services - \$37,892.41 - see email breakdown
 Row stormwater - \$28,200.00

Josh Grigsby

From: Jay Schuetzle <Jay@mjmgrand.net>
Sent: Thursday, October 24, 2024 3:37 PM
To: Josh Grigsby
Subject: Corrected Westend Apt - ROW Credit
Attachments: ROW Credit - WestEndApartments_SitePlansRevised_Review.2.pdf

Josh,

See attached. I highlighted everything that I gave you pricing on.

- Single Depth Drywells = \$28,200 - Stormwater
 - Hydrants = \$16,098.37
 - Irrigation Taps = \$9,238.44
 - 2" Water Taps = \$12,555.60
- Total = \$66,092.41
- Water*

Jay Schuetzle
MJM Grand, Inc.
O 509.244.4733
C 509.370.0620
Jay@mjmgrand.net



**ADVANCED
TECHNOLOGY
SURVEYING
& ENGINEERING**
INC.

PO Box 3457 Hayden, Idaho 83835
PH (208) 772-2745 FAX (208) 762-7731

Invoice

Date	Invoice #
1/27/2023	22-0691

Bill To

A & A Construction
621 W Mallon Avenue
Suite 509
Spokane, Wa 99201

Project					
23-002 West End Apartments					
Item	Quantity	Description	Rate	Serviced	Amount
Contract Billing		Stake FH, tees	2,200.00		2,200.00
Contract Billing		Set control	3,600.00		3,600.00
Contract Billing		Boundary survey / monuments	2,800.00		2,800.00
Contract Billing		Staked dry wells	3,000.00		3,000.00
		6/11 are ROW			
		54% x \$3,000			
		\$1,620.00			

JOB	2201
CODE	011050
APPROVAL	JL
G/L	

Total \$11,600.00
Balance Due \$11,600.00

Please Note: No final drawings will be released without payment in full. All accounts 30 days past due will be subject to 1.5% monthly interest and a \$25.00 monthly administrative fee. Accounts past 45 days will be subject to lien, unless payment arrangements have been made.



**ADVANCED
TECHNOLOGY
SURVEYING
& ENGINEERING**

PO Box 3457 Hayden, Idaho 83835
PH (208) 772-2745 FAX (208) 762-7731

Invoice

Date	Invoice #
3/28/2023	22-0721

Bill To

A & A Construction
621 W Mallon Avenue
Suite 509
Spokane, Wa 99201

Project					
23-002 West End Apartments					
Item	Quantity	Description	Rate	Serviced	Amount
PLS	4	Office calcs for staking foundations on building A & B	150.00	2/2/2023	600.00
Contract Billing		Contract billing: Staked 2 buildings	3,300.00	2/3/2023	3,300.00
Contract Billing		Contract billing: Staked water meters	300.00	2/3/2023	300.00
PLS	1	EXTRA: Update building staking calcs per Andrew	150.00	3/14/2023	150.00
2 Man GPS Crew	5.5	EXTRA: Re-stake buildings	225.00	3/15/2023	1,237.50

JOB	2201
CODE	011050
APPROVAL	SC
C/L	

Total \$5,587.50

Balance Due \$5,587.50

Please Note: No final drawings will be released without payment in full. All accounts 30 days past due will be subject to 1.5% monthly interest and a \$25.00 monthly administrative fee. Accounts past 45 days will be subject to lien, unless payment arrangements have been made.



**ADVANCED
TECHNOLOGY
SURVEYING
& ENGINEERING**

PO Box 3457 Hayden, Idaho 83835
PH (208) 772-2745 FAX (208) 762-7731

Invoice

Date	Invoice #
9/8/2023	23-306

Bill To

A & A Construction
621 W Mallon Avenue
Suite 509
Spokane, Wa 99201

Project

23-002 West End Apartments

Item	Quantity	Description	Rate	Serviced	Amount
Contract Billing		Staked exterior curb along 4 roadways and calcs	5,800.00		5,800.00
Contract Billing		Calc'd and staked light pole and lamps along roadways	3,400.00		3,400.00

JOB	2201
CODE	011050
APPROVAL	<i>[Signature]</i>
G/L	

Total \$9,200.00

Balance Due \$9,200.00

Please Note: No final drawings will be released without payment in full. All accounts 30 days past due will be subject to 1.5% monthly interest and a \$25.00 monthly administrative fee. Accounts past 45 days will be subject to lien, unless payment arrangements have been made.



**ADVANCED
TECHNOLOGY
SURVEYING
& ENGINEERING**

PO Box 3457 Hayden, Idaho 83835
PH (208) 772-2745 FAX (208) 762-7731

Invoice

Date	Invoice #
10/17/2023	23-347

Bill To

A & A Construction
621 W Mallon Avenue
Suite 509
Spokane, Wa 99201

Project					
23-002 West End Apartments					
Item	Quantity	Description	Rate	Serviced	Amount
PLS	2.5	Cad file data management and review. calcs and setup for field crew to stake sidewalk and planter locations	150.00	9/22/2023	375.00
2 Man GPS Crew	11	Set control, staked tree planter locates and sidewalk along R/W	200.00	9/25/2023	2,200.00
PLS	1	Survey data management and review	150.00	9/25/2023	150.00

JOB	2201
CODE	011050
APPROVAL	SC
G/L	

Total \$2,725.00
Balance Due \$2,725.00

Please Note: No final drawings will be released without payment in full. All accounts 30 days past due will be subject to 1.5% monthly interest and a \$25.00 monthly administrative fee. Accounts past 45 days will be subject to lien, unless payment arrangements have been made.



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Invoice

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

June 6, 2022
Project No: 20-22-024
Invoice No: 0153347

Project 20-22-024 A&A / West End Apartments
Professional Services from May 1, 2022 to May 28, 2022

Task 002 Survey Services
Fee

Total Fee 7,200.00

Percent Complete	40.00	Total Earned	2,880.00
		Previous Fee Billing	0.00
		Current Fee Billing	2,880.00
		Total Fee	2,880.00

Total this Task \$2,880.00

Billings to Date

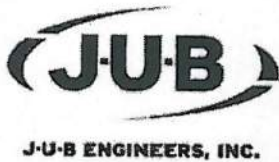
	Current	Prior	Total
Fee	2,880.00	0.00	2,880.00
Totals	2,880.00	0.00	2,880.00

Total this Invoice \$2,880.00

(Note: Clients will be charged 5% for credit card payments.)


Brad Marshall, Project Manager

JCB	2201
CODE	009030
APPROVAL	SM
G/L	



J-U-B COMPANIES

JCB	THE LANGDON GROUP	GATEWAY HAPPENING INC.
CODE	004030	
APPROVAL	✓ 7-28	
G/L		

Invoice

A&A Construction & Development, Inc.
 621 W. Mallon Avenue
 Suite 509
 Spokane, WA 99201

July 12, 2022
 Project No: 20-22-024
 Invoice No: 0154283

Project 20-22-024 A&A / West End Apartments
Professional Services from May 29, 2022 to July 2, 2022

Task 001 Project Management
Professional Personnel

	Hours	Rate	Amount	
PFA	.20	77.00	15.40	
Planner - Senior	.50	183.00	91.50	
Totals	.70		106.90	
Total Labor				106.90
				Total this Task \$106.90

Billings to Date

	Current	Prior	Total
Labor	106.90	0.00	106.90
Totals	106.90	0.00	106.90

Task 002 Survey Services
Fee

Total Fee	7,200.00		
Percent Complete	100.00	Total Earned	7,200.00
		Previous Fee Billing	2,880.00
		Current Fee Billing	4,320.00
		Total Fee	4,320.00
		Total this Task	\$4,320.00

Billings to Date

	Current	Prior	Total
Fee	4,320.00	2,880.00	7,200.00
Totals	4,320.00	2,880.00	7,200.00

Project	20-22-024	A&A / West End Apartments	Invoice	0154283
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Task	003	Preliminary Design and Collaboration
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Professional Personnel

	Hours	Rate	Amount	
Project Designer	1.00	124.00	124.00	
Project Designer - Lead	9.00	145.00	1,305.00	
Project Engineer - Senior	16.50	210.00	3,465.00	
Totals	26.50		4,894.00	
Total Labor				4,894.00
			Total this Task	\$4,894.00

Billings to Date

	Current	Prior	Total
Labor	4,894.00	0.00	4,894.00
Totals	4,894.00	0.00	4,894.00

Task	004	Design Phase Services
------	-----	-----------------------

Fee

Total Fee	29,800.00			
Percent Complete	10.00	Total Earned	2,980.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	2,980.00	
		Total Fee		2,980.00
		Total this Task		\$2,980.00

Billings to Date

	Current	Prior	Total
Fee	2,980.00	0.00	2,980.00
Totals	2,980.00	0.00	2,980.00

Total this Invoice **\$12,300.90**

(Note: Clients will be charged 5% for credit card payments.)


 Brad Marshall, Project Manager



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



GATEWAY MAPPING INC.

Invoice

JCB	2201
CODE	009020
APPROVAL	JU
DATE	August 4, 2022

A&A Construction & Development, Inc.
 621 W. Mallon Avenue
 Suite 509
 Spokane, WA 99201

Project No: 20-22-024
 Invoice No: 0154990

Project 20-22-024 A&A / West End Apartments
Professional Services from July 3, 2022 to July 30, 2022

Task 001 Project Management
Professional Personnel

	Hours	Rate	Amount	
PFA	40	81.00	32.40	
Planner - Senior	1.50	192.00	288.00	
Totals	1.90		320.40	
Total Labor				320.40
		Total this Task		\$320.40

Billings to Date

	Current	Prior	Total
Labor	320.40	106.90	427.30
Totals	320.40	106.90	427.30

Task 003 Preliminary Design and Collaboration
Professional Personnel

	Hours	Rate	Amount	
Project Designer	35.30	130.00	4,589.00	
Totals	35.30		4,589.00	
Total Labor				4,589.00
		Total this Task		\$4,589.00

Billings to Date

	Current	Prior	Total
Labor	4,589.00	4,894.00	9,483.00
Totals	4,589.00	4,894.00	9,483.00

Task 004 Design Phase Services
Fee

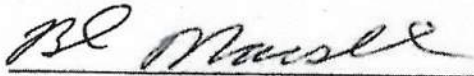
Total Fee	29,800.00			
Percent Complete	60.00	Total Earned	17,880.00	
		Previous Fee Billing	2,980.00	
		Current Fee Billing	14,900.00	
		Total Fee		14,900.00
		Total this Task		\$14,900.00

Project	20-22-024	A&A / West End Apartments	Invoice	0154990
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Billings to Date

	Current	Prior	Total	
Fee	14,900.00	2,980.00	17,880.00	
Totals	14,900.00	2,980.00	17,880.00	
			Total this Invoice	\$19,809.40

(Note: Clients will be charged 5% for credit card payments.)



Brad Marshall, Project Manager



J-U-B ENGINEERS, INC.

J-U-B COMPANIES

THE LANGDON GROUP	GATEWAY MAPPING INC.
003	2201
CODE	009030
APPROVAL	JG

Invoice

A&A Construction & Development, Inc.
 621 W. Mallon Avenue
 Suite 509
 Spokane, WA 99201

September 30, 2022
 Project No: 20-22-024
 Invoice No: 0156918

Project 20-22-024 A&A / West End Apartments

Professional Services from August 28, 2022 to September 30, 2022

Task 001 Project Management

Professional Personnel

	Hours	Rate	Amount
PFA	.40	81.00	32.40
PFA - Senior	.40	110.00	44.00
PLS - Discipline Lead	.50	208.00	104.00
Project Engineer I	19.00	168.00	3,192.00
Planner - Senior	10.00	192.00	1,920.00
Totals	30.30		5,292.40
Total Labor			5,292.40
		Total this Task	\$5,292.40

Billings to Date	Current	Prior	Total
	5,292.40	427.30	5,719.70

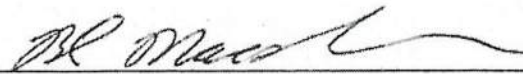
Task 004 Design Phase Services

Fee

Total Fee	29,800.00		
Percent Complete	100.00	Total Earned	29,800.00
		Previous Fee Billing	17,880.00
		Current Fee Billing	11,920.00
		Total Fee	11,920.00
		Total this Task	\$11,920.00

Billings to Date	Current	Prior	Total
	11,920.00	17,880.00	29,800.00
		Total this Invoice	\$17,212.40

(Note: Clients will be charged 5% for credit card payments.)


 Brad Marshall, Project Manager



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Invoice

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

November 7, 2022
Project No: 20-22-024
Invoice No: 0157493

Project 20-22-024 A&A / West End Apartments
Professional Services from October 1, 2022 to October 29, 2022

Task 001 Project Management
Professional Personnel

	Hours	Rate	Amount
PFA	.50	81.00	40.50
Planner - Senior	3.00	192.00	576.00
Totals	3.50		616.50
Total Labor			616.50
Total this Task			\$616.50

Billings to Date	Current	Prior	Total
	616.50	5,719.70	6,336.20

Task 007 Legal Descriptions & Site Map
Professional Personnel

	Hours	Rate	Amount
PFA	.20	81.00	16.20
Survey Technician - Senior	3.00	139.00	417.00
PLS - Discipline Lead	2.00	208.00	416.00
Totals	5.20		849.20
Total Labor			849.20
Total this Task			\$849.20

Billings to Date	Current	Prior	Total
	849.20	0.00	849.20

Total this Invoice \$1,465.70

(Note:-Clients will be charged 5% for credit card payments.)

Brad Marshall, Project Manager

CS	2201
CODE	009030
APPROVAL	VC



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Invoice

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

February 10, 2023
Project No: 20-22-024
Invoice No: 0160002

Project 20-22-024 A&A / West End Apartments
Professional Services from January 1, 2023 to January 28, 2023

Task 001 Project Management
Professional Personnel

	Hours	Rate	Amount	
PFA	.60	81.00	48.60	
Totals	.60		48.60	
Total Labor				48.60
		Total this Task		\$48.60

Billings to Date	Current	Prior	Total
	48.60	6,336.20	6,384.80

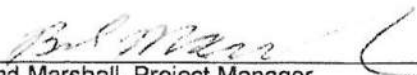
Task 005 Construction Obs & Record Drawings
Professional Personnel

	Hours	Rate	Amount	
Project Engineer I	1.00	168.00	168.00	
Project Engineer - Senior	2.00	220.00	440.00	
Planner - Senior	.50	192.00	96.00	
Totals	3.50		704.00	
Total Labor				704.00
		Total this Task		\$704.00

Billings to Date	Current	Prior	Total
	704.00	0.00	704.00

Total this Invoice \$752.60

(Note: Clients will be charged 5% for credit card payments.)


Brad Marshall, Project Manager
Email invoice to accounting@aacdi.com

JOB	2201
CODE	009030
APPROVAL	JC
G/L	



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Invoice

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

March 7, 2023
Project No: 20-22-024
Invoice No: 0160522

Project 20-22-024 A&A / West End Apartments
Professional Services from January 29, 2023 to February 25, 2023

Task 001 Project Management
Professional Personnel

	Hours	Rate	Amount	
PFA	.20	81.00	16.20	
Totals	.20		16.20	
Total Labor				16.20
		Total this Task		\$16.20

Billings to Date	Current	Prior	Total
	16.20	6,384.80	6,401.00

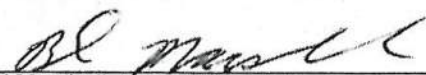
Task 005 Construction Obs & Record Drawings
Professional Personnel

	Hours	Rate	Amount	
Project Engineer I	1.50	168.00	252.00	
Project Engineer - Senior	3.00	220.00	660.00	
Totals	4.50		912.00	
Total Labor				912.00
		Total this Task		\$912.00

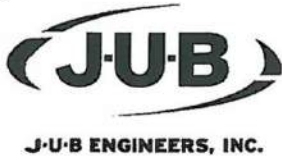
Billings to Date	Current	Prior	Total
	912.00	704.00	1,616.00

Total this Invoice \$928.20

(Note: Clients will be charged 5% for credit card payments.)


Brad Marshall, Project Manager
Email invoice to accounting@aacdi.com

JOB	2201
CODE	009030
APPROVAL	JK
G/L	



J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Invoice

A&A Construction & Development, Inc.
 621 W. Mallon Avenue
 Suite 509
 Spokane, WA 99201

July 18, 2023
 Project No: 20-22-024
 Invoice No: 0164318

Project 20-22-024 A&A / West End Apartments
Professional Services from February 26, 2023 to July 1, 2023

Task 004 Design Phase Services
Fee

Total Fee	34,000.00		
Percent Complete	100.00	Total Earned	34,000.00
		Previous Fee Billing	29,800.00
		Current Fee Billing	4,200.00
		Total Fee	4,200.00
		Total this Task	\$4,200.00

	Current	Prior	Total
Billings to Date	4,200.00	29,800.00	34,000.00

Total this Invoice \$4,200.00

(Note: Clients will be charged 5% for credit card payments.)

Brad Marshall

Brad Marshall, Project Manager
 Email invoice to accounting@aacdi.com

JOB	2201
CODE	009030
APPROVAL	JL
G/L	



J-U-B ENGINEERS, INC.

Invoice

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

October 12, 2023
Project No: 20-22-024
Invoice No: 0166860

Project 20-22-024 A&A / West End Apartments
Professional Services from September 3, 2023 to September 30, 2023

Task 005 Construction Obs & Record Drawings

Professional Personnel

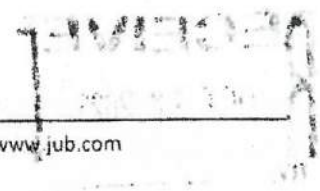
	Hours	Rate	Amount	
Project Engineer I	1.00	176.00	176.00	
Project Engineer - Senior	.50	220.00	110.00	
Planner - Senior	1.50	204.00	306.00	
Totals	3.00		592.00	
Total Labor				592.00

Total this Task \$592.00

Billings to Date	Current	Prior	Total	
	592.00	1,616.00	2,208.00	
			Total this Invoice	\$592.00

(Note: Clients will be charged 5% for credit card payments.)

Brad Marshall, Project Manager
Email invoice to accounting@aacdi.com





J-U-B ENGINEERS, INC.

Invoice

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

November 20, 2023
Project No: 20-22-024
Invoice No: 0167722

Project 20-22-024 A&A / West End Apartments
Professional Services from October 1, 2023 to October 28, 2023

Task 005 Construction Obs & Record Drawings

Professional Personnel

Table with 4 columns: Personnel, Hours, Rate, Amount. Includes rows for Project Accountant - Lead, Project Engineer I, Project Engineer - Senior, Planner - Senior, and Totals. Total Labor is 519.50. Total this Task is \$519.50.

Summary table with 4 columns: Billings to Date, Current, Prior, Total. Total this Invoice is \$519.50.

(Note: Clients will be charged 5% for credit card payments.)

Brad Marshall (signature)
Brad Marshall, Project Manager



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Invoice

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

June 21, 2024
Project No: 20-22-024
Invoice No: 0174215

Project 20-22-024 A&A / West End Apartments

Professional Services from April 28, 2024 to June 1, 2024


Task 005 Construction Obs & Record Drawings

Professional Personnel

	Hours	Rate	Amount
Project Engineer I	7.30	176.00	1,284.80
Totals	7.30		1,284.80
Total Labor			1,284.80
		Total this Task	\$1,284.80

Billings to Date	Current	Prior	Total
	1,284.80	2,727.50	4,012.30
			Total this Invoice
			\$1,284.80

(Note: Clients will be charged 5% for credit card payments.)


Brad Marshall, Project Manager
Email invoice to accounting@aacdi.com

Ace Electric, Inc.

425 W 47th Ave.
Kennewick, WA 99337

Invoice

Date	Invoice #
2/25/2024	10

Bill To
A&A Development 621 W. Mallon Ave, Suite 509 Spokane, WA 99201

P.O. No.	Terms
Lighting	Net 30

Description	Qty	Rate	Amount
West End Apt. Site Lighting: 11 Poles with heads \$109,989.00 11 Pole bases \$9,350.00 1" PVC with fittings \$1,058.00 Wire \$2,717.00 200 Amp 3R service \$1,200.00 90 Man hours \$8,550.00	1	132,864.00	132,864.00
		Total	\$132,864.00

Appendix F

Phase F (4th and Idaho Roundabout)
Invoice Backup for Actual Construction Costs
and Soft Costs



309 N Park Rd
 Spokane Valley, WA 99212-1128
 Phone: (509) 466-5555
 Fax: (509) 468-3719

Invoice

Invoice Number	7844
Invoice Date	5/22/2024

Bill To: A & A Construction & Develop
 621 Mallon Ave, Suite 509
 Spokane, WA 99201

Re: Post Falls Roundabout
 Post Falls, ID 83854

Job No	Customer Job No	Purchase Order No	Terms	Due Date
2024-0046	2204-C6		Due Upon Receipt	5/22/2024
Description				

Pay App #1

JOB	2204
CODE	321313
APPROVAL	JC
G/L	

Original Contract	\$	302,311.00
Change Orders	\$	0.00
Revised Contract Amt	\$	302,311.00
Work Completed to Date	\$	90,000.00
Less Previously Billed	\$	0.00
Current Billing	\$	90,000.00
Tax	\$	0.00
Less Retainage	\$	0.00
Total Due this Invoice	\$	90,000.00

Thank you for your business!



309 N Park Rd
 Spokane Valley, WA 99212-1128
 Phone: (509) 466-5555
 Fax: (509) 468-3719

Invoice

Invoice Number	7880
Invoice Date	6/24/2024

Bill To: A & A Construction & Develop
 621 Mallon Ave, Suite 509
 Spokane, WA 99201

Re: Post Falls Roundabout

Post Falls, ID 83854

Job No	Customer Job No	Purchase Order No	Terms	Due Date
2024-0046	2204-C6		Due Upon Receipt	6/24/2024
Description				

Pay App #2

*Emailed 6-24-24
 Pat*

JOB	2204
CODE	321313
APPROVAL	JC
G/L	

Original Contract	\$	302,311.00	✓
Change Orders	\$	29,342.00	
Revised Contract Amt	\$	331,653.00	
Work Completed to Date	\$	331,653.00	
Less Previously Billed	\$	90,000.00	✓
Current Billing	\$	241,653.00	✓
Tax	\$	0.00	
Less Retainage	\$	12,082.65	✓
Total Due this Invoice	\$	229,570.35	✓

Thank you for your business!



Interstate Concrete & Asphalt
 8849 W Wyoming Rd
 Rathdrum, ID 83858

Invoice No: 714254-1
 Invoice Date: 07/31/2024
 Contract: 714254
 Customer No: 50555
 Terms: Net 30 Days
 Due Date: 08/30/2024
 Application: 1
 Invoiced Period: -
 Customer PO: -

To: **A&A CONSTRUCTION**
621 W MALLON AVE STE 509
SPOKANE, WA 99201-2181

JOB	2204
CODE	321216 Page 1 of 1
APPROVAL	JC
G/L	

Job Name: 4th And Idaho Roundabout

Item	Description	Contract			Completed to Date			Current Invoice		
		Units	U/M	Unit Price	Amount	Units	Amount	%	Units	Amount
1	3" Street Paving -3" Asphalt Paving (PG64/28) -6"	5,050.00	SY	27.65	139,632.50	3,300.00	91,245.00	65.35	3,300.00	91,245.00
2	4" Street Paving (roundabout) -4" Asphalt Paving	730.00	SY	37.60	27,448.00	730.00	27,448.00	100.00	730.00	27,448.00
3	2" Bike Ramp -2" Asphalt Paving (PG64/28) -4" B	151.00	SY	34.70	5,239.70	176.00	6,107.20	116.56	176.00	6,107.20
Original Contract		\$172,320.20			Subtotal	\$124,800.20			\$124,800.20 ✓	
					Retainage	\$6,240.01			\$6,240.01 ✓	
					Sales Tax/GRT	\$0.00			\$0.00	
						\$118,560.19				
Total Due This Invoice									\$118,560.19 ✓	

A late charge of 1 1/2 % per month which is an annual percentage rate of 18% or \$2.00 whichever is greater, will be charged on all accounts not paid per the terms of the agreement.

Remit to: **Interstate Concrete & Asphalt**
P.O. Box 742347
Los Angeles, CA 90074

Customer Name: A&A CONSTRUCTION
 Customer No: 50555
 Invoice Number: 714254-1
 Invoice Amount: 118,560.19
 Contract No: 714254 Amount Remitted: _____



1813 137th Ave E
Sumner, WA 98390

Phone: 503-885-0420
Fax 503-582-8629
Email: accountsreceivable@spmnw.com

INVOICE

Invoice #: 21505-1
Date: 07/27/24

Application #: 1
Work Billed: 6/30/2024 - 7/27/2024
Billing Type:
Delivery Type:

Cust#: 1980

To: A&A CONSTRUCTION & DEVELOPMENT
621W. MALLON AVE., SUITE 509
SPOKANE WA 99201

Project: 21505- 24-1274 POST FALLS ROUNDABOUT
Customer Ref:0

Number	Item Description	U/M	Unit Price	Contract Quantity	Contract Value	Previous Quantity	Previous Amount	Current Quantity	Current Amount	Total Quantity	Total Amount
1010	LS PERMANENT SIGNING PER PLAN SHEETS C-401 & C-402	X	33,685.000	1.000	33,685.00	0.00	0.00	0.700	23,579.50	0.700	23,579.50
1030	LS PAINT & MMA PAVEMENT MARKINGS PER PLAN SHEETS C-400 & C-4	X	31,540.000	1.000	31,540.00	0.00	0.00	0.500	15,770.00	0.500	15,770.00
1050	LS MOBILIZATION	X	5,600.000	1.000	5,600.00	0.00	0.00	0.500	2,800.00	0.500	2,800.00
1070	LS 6.0% SALES TAX - MATERIALS ONLY	X	1,231.620	1.000	1,231.62	0.00	0.00	-	0.00	-	0.00

Original Contract:	72,056.62	Total:	0.00	Total:	42,149.50	Total:	42,149.50
Change Orders:	0.00	Ret 5.00 %:	0.00	Ret 5.00 %:	2,107.48	Ret 5.00 %:	2,107.48
TOTAL:	72,056.62 ✓	Net:	0.00	Net:	40,042.03	Net:	40,042.03

Total To Date :	42,149.50 ✓
Plus Sales Tax :	0.00
Less Retainage :	2,107.48 ✓
Less Previous Applications :	0.00
Total Due This Invoice :	40,042.02

JOB	2204
CODE	321723
APPROVAL	JL
G/L	Page 1 of 1



1813 137th Ave E
Sumner, WA 98390

Phone: 503-885-0420
Fax 503-582-8629
Email: accountsreceivable@spmnw.com

INVOICE

Invoice #: 21505-2
Date: 08/24/24
Application #: 2
Work Billed: 7/28/2024 - 8/24/2024
Billing Type: Invoice
Delivery Type: Email

Cust#: 1980

To: A&A CONSTRUCTION & DEVELOPMENT
621 W. MALLON AVE., SUITE 509
SPOKANE WA 99201

Project: 21505- 24-1274 POST FALLS ROUNDABOUT
Customer Ref:0

accounting@aacdi.com

Number	Item Description	U/M	Unit Price	Contract Quantity	Contract Value	Previous Quantity	Previous Amount	Current Quantity	Current Amount	Total Quantity	Total Amount
1010	LS PERMANENT SIGNING PER PLAN SHEETS C-401 & C-402	X	33,685.000	1.000	33,685.00	0.70	23,579.50	0.100	3,368.50	0.800	26,948.00
1030	LS PAINT & MMA PAVEMENT MARKINGS PER PLAN SHEETS C-400 & C-4	X	31,540.000	1.000	31,540.00	0.50	15,770.00	0.800	25,232.00	1.300	41,002.00
1050	LS MOBILIZATION	X	5,600.000	1.000	5,600.00	0.50	2,800.00	-	0.00	0.500	2,800.00
1070	LS 6.0% SALES TAX - MATERIALS ONLY	X	1,231.620	1.000	1,231.62	0.00	0.00	-	0.00	-	0.00
				Original Contract:	72,056.62	Total:	42,149.50	Total:	28,500.50	Total:	70,750.00
				Change Orders:	0.00	Ret 5.00 %:	2,107.48	Ret 5.00 %:	1,430.03	Ret 5.00 %:	3,537.50
				TOTAL:	72,056.62	Net:	40,042.03	Net:	27,170.48	Net:	67,212.50

Total To Date :	70,750.00
Plus Sales Tax :	0.00
Less Retainage :	3,537.51
Less Previous Applications :	40,042.02
Total Due This Invoice :	27,170.47



1813 137th Ave E
Sumner, WA 98390

Phone: 503-865-0420
Fax 503-582-8629
Email: accountsreceivable@spmnw.com

INVOICE

Invoice #: 21505-3A
Date: 09/28/24
Application #: 3
Work Billed: 8/25/2024 - 9/28/2024
Billing Type: Invoice
Delivery Type: Email

Cust#: 1980

To: A&A CONSTRUCTION & DEVELOPMENT
621 W. MALLON AVE., SUITE 509
SPOKANE WA 99201

Project: 21505- 24-1274 POST FALLS ROUNDABOUT
Customer Ref:0

accounting@aacdi.com

Number	Item Description	U/M	Unit Price	Contract Quantity	Contract Value	Previous Quantity	Previous Amount	Current Quantity	Current Amount	Total Quantity	Total Amount
1010	LS PERMANENT SIGNING PER PLAN SHEETS C-401 & C-402	X	33,685.000	1.000	33,685.00	0.80	26,948.00	-	0.00	0.800	26,948.00
1030	LS PAINT & MMA PAVEMENT MARKINGS PER PLAN SHEETS C-40C & C-4	X	31,540.000	1.000	31,540.00	1.30	41,002.00	-0.500	-15,770.00	0.800	25,232.00
1050	LS MOBILIZATION	X	5,600.000	1.000	5,600.00	0.50	2,800.00	-	0.00	0.500	2,800.00
1070	LS 6.0% SALES TAX - MATERIALS ONLY	X	1,231.620	1.000	1,231.62	0.00	0.00	-	0.00	-	0.00
				Original Contract:	72,056.62	Total:	70,760.00	Total:	-15,770.00	Total:	54,980.00
				Change Orders:	0.00	Ret 5.00 %:	3,537.50	Ret 5.00 %:	-788.50	Ret 5.00 %:	2,749.00
				TOTAL:	72,056.62	Net:	67,212.50	Net:	-14,981.50	Net:	52,231.00

Total To Date :	54,980.00
Plus Sales Tax :	0.00
Less Retainage :	2,749.01
Less Previous Applications :	67,212.49
Total Due This Invoice :	-14,981.50



1813 137th Ave E
Sumner, WA 98390

Phone: 503-885-0420
Fax 503-582-8629
Email: accountsreceivable@spmnw.com

INVOICE

Invoice #: 21505-4
Date: 09/28/24

Application #: 4
Work Billed: 8/25/2024 - 9/28/2024
Billing Type: Invoice
Delivery Type: Email

Cust#: 1980

To: A&A CONSTRUCTION & DEVELOPMENT
621 W. MALLON AVE., SUITE 509
SPOKANE WA 99201

Project: 21505- 24-1274 POST FALLS ROUNDABOUT
Customer Ref:0

accounting@aacdi.com

Number	Item Description	U/M	Unit Price	Contract Quantity	Contract Value	Previous Quantity	Previous Amount	Current Quantity	Current Amount	Total Quantity	Total Amount			
1010	LS PERMANENT SIGNING PER PLAN SHEETS C-401 & C-402	X	33,685.000	1.000	33,685.00	0.80	26,948.00	-	0.00	0.800	26,948.00			
1030	LS PAINT & MMA PAVEMENT MARKINGS PER PLAN SHEETS C-40C & C-4	X	31,540.000	1.000	31,540.00	0.80	25,232.00	-	0.00	0.800	25,232.00			
1050	LS MOBILIZATION	X	5,600.000	1.000	5,600.00	0.50	2,800.00	0.300	1,680.00	0.800	4,480.00			
1070	LS 6.0% SALES TAX - MATERIALS ONLY	X	1,231.620	1.000	1,231.62	0.00	0.00	-	0.00	-	0.00			
Original Contract:					72,056.62	Total:		54,980.00	Total:		1,680.00	Total:		56,660.00
Change Orders:					0.00	Ret 5.00 %:		2,749.00	Ret 5.00 %:		84.00	Ret 5.00 %:		2,833.00
TOTAL:					72,056.62	Net:		52,231.00	Net:		1,596.00	Net:		53,827.00

Total To Date :	56,660.00
Plus Sales Tax :	0.00
Less Retainage :	2,833.01
Less Previous Applications :	52,230.99
Total Due This Invoice :	1,596.00

JOB	2204
CODE	
APPROVAL	
G/L	



office: 509-891-2339

fax: 509-891-2933

Ace Landscaping Corporation • P.O. Box 1993 • Veradale, Washington 99037

Invoice

Bill To
A & A Construction & Development Inc 621 W. Mallon Ave., Suite 509 Spokane, WA 99201 sherri@aacdi.com

Date
6/19/2024

Due Date	Invoice #
6/19/2024	1011189

Quantity	Description	Rate	Amount
	landscaping at 4th street RAB most of phase 1	99,825.00	99,825.00
	retention	-4,991.25	-4,991.25
	Sales Tax	0.00%	0.00

JOB	2204
CODE	32A300
APPROVAL	JG
G/L	

Total	\$94,833.75
Balance Due	\$94,833.75



General Contractors

P.O. Box 2087
 Airway Heights, WA 99001-2087
 (509) 244-4733
 Fax (509) 244-4725
 mjm@mjmgrand.net

COMMERCIAL EXCAVATION
 SITE UTILITIES

Job Invoice

Sold To:	
A&A Construction & Development 621 W Mallon, Suite 509 Spokane WA 99201	Invoice Number: J000380 Invoice Date: Aug 20, 2023 Terms: Net 30 Customer Code: 2 Reference: Job Number: 0022021 Job Description: 4th Ave Round-about
Job Location:	

Description	Amount
4th Street Roundabout Imported Fill	114,205.90

JCB	2204
CODE	3/2000
APPROVAL	JK
G/L	

Sub Total	\$114,205.90
Retention	\$
Sales Tax	\$
Total	\$114,205.90



P.O. Box 2087
 Airway Heights, WA 99001-2087
 (509) 244-4733
 Fax (509) 244-4725
 mjm@mjmgrand.net

COMMERCIAL EXCAVATION
 SITE UTILITIES

Job Invoice

Sold To:	
A&A Construction & Development 621 W Mallon, Suite 509 Spokane WA 99201	Invoice Number: 24016-1 Invoice Date: Mar 20, 2024 Terms: Net 30 Customer Code: 2 Reference: Job Number: 0024016 Job Description: 4th Street Roundabout
Job Location:	

Description	Amount
PROGRESS APPLICATION NO. 1	
ORIGINAL CONTRACT SUM:	800,532.00
NET CHANGE BY CHANGE ORDERS:	0.00
CONTRACT SUM TO DATE:	800,532.00
TOTAL COMPLETED & STORED TO DATE:	193,672.00
LESS PREVIOUSLY COMPLETED:	0.00
THIS PROGRESS APPLICATION:	193,672.00

JCB	2204
CODE	312000
AF PROVAL	JC
G/L	

Sub Total	\$193,672.00
Retention	\$9,683.61
Sales Tax	\$
Total	\$183,988.39

CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT, APPLICATION NO.: 1
 containing Contractor's signed Certification, is attached. APPLICATION DATE: Mar 20/24
 In tabulations below, amounts are stated to the nearest dollar. PERIOD TO: Mar 20/24
 Use Column I on Contracts where variable retainage for line items may apply. ARCHITECT'S PROJECT NO.: 0024016

A	B	C	D		E	F	G	H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE (D+E+F)	TOTAL	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
CONTRACT									
00001	Erosion	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
00002	Demo/grub	264849.00	0.00	132424.50	0.00	132424.50	50	132424.50	6621.23
00003	Earthwork	122495.00	0.00	61247.50	0.00	61247.50	50	61247.50	3062.38
00004	Gravel placement	73267.00	0.00	0.00	0.00	0.00	0	73267.00	
00005	Structure exc/backfill	5790.00	0.00	0.00	0.00	0.00	0	5790.00	
00006	Utilities - water	56956.00	0.00	0.00	0.00	0.00	0	56956.00	
00007	Utilities - sewer	35199.00	0.00	0.00	0.00	0.00	0	35199.00	
00008	Utilities - storm	75227.00	0.00	0.00	0.00	0.00	0	75227.00	
00009	Site grading	33582.00	0.00	0.00	0.00	0.00	0	33582.00	
00010	Mobilization/B&O tax								
00012	Traffic control	9460.00	0.00	0.00	0.00	0.00	0	9460.00	
00013	Over exc unsuitable material	57377.00	0.00	0.00	0.00	0.00	0	57377.00	
00014	Gravel Temp Road	8302.00	0.00	0.00	0.00	0.00	0	8302.00	
00015	Repair existing 12" water lin	6087.00	0.00	0.00	0.00	0.00	0	6087.00	
00016	Electrical trenching/backfill	51941.00	0.00	0.00	0.00	0.00	0	51941.00	
		133167.00	0.00	0.00	0.00	0.00	0	133167.00	
Sub-Total		800532.00	0.00	193672.00	0.00	193672.00		606860.00	9683.61
Taxes		0.00	0.00	0.00	0.00	0.00		0.00	
800532.00		0.00	0.00	193672.00	0.00	193672.00	24	606860.00	9683.61



P.O. Box 2087
Airway Heights, WA 99001-2087
(509) 244-4733
Fax (509) 244-4725
mjm@mjmgrand.net

COMMERCIAL EXCAVATION
SITE UTILITIES

Job Invoice

Sold To:	
A&A Construction & Development 621 W Mallon, Suite 509 Spokane WA 99201	Invoice Number: 24016-2 Invoice Date: Apr 20, 2024 Terms: Net 30 Customer Code: 2 Reference: Job Number: 0024016 Job Description: 4th Street Roundabout
Job Location:	

Description	Amount
PROGRESS APPLICATION NO. 2	
ORIGINAL CONTRACT SUM:	800,532.00
NET CHANGE BY CHANGE ORDERS:	0.00
CONTRACT SUM TO DATE:	800,532.00
TOTAL COMPLETED & STORED TO DATE:	340,040.70
LESS PREVIOUSLY COMPLETED:	193,672.00
THIS PROGRESS APPLICATION:	146,368.70
	=====

JCB	2204
CODE	312000
APPROVAL	JK
G/L	

Sub Total	\$146,368.70
Retention	\$7,318.43
Sales Tax	\$
Total	\$139,050.27

CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 2
 APPLICATION DATE: Apr 20/24
 PERIOD TO: Apr 20/24
 ARCHITECT'S PROJECT NO.: 0024016

A	B	C	D	E	F	G	H	I		
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE (D+E+F)	TOTAL	BALANCE TO FINISH (C - G)	RETAINAGE (% OF VARIABLE RATE)	
CONTRACT										
00001 Erosion										
00002	Demo/grub	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
00003	Earthwork	264849.00	132424.50	66212.25	0.00	198636.75	75	66212.25	931.84	
00004	Gravel placement	122495.00	61247.50	30623.75	0.00	91871.25	75	30623.75	4593.56	
00005	Structure exc/backfill	73267.00	0.00	0.00	0.00	0.00	0	73267.00	0	
00006	Utilities - water	5790.00	0.00	0.00	0.00	0.00	0	5790.00	0	
00007	Utilities - sewer	56956.00	0.00	17086.80	0.00	17086.80	30	39869.20	854.34	
00008	Utilities - storm	35199.00	0.00	7039.80	0.00	7039.80	20	28159.20	351.99	
00009	Site grading	75227.00	0.00	22568.10	0.00	22568.10	30	52658.90	1128.41	
00010	Mobilization/B&O tax	33582.00	0.00	0.00	0.00	0.00	0	33582.00	0	
00012	Traffic control	9460.00	0.00	2838.00	0.00	2838.00	30	6622.00	141.90	
00013	Over exc unsuitable material	57377.00	0.00	0.00	0.00	0.00	0	57377.00	0	
00014	Gravel Temp Road	8302.00	0.00	0.00	0.00	0.00	0	8302.00	0	
00015	Repair existing 12" water lin	6087.00	0.00	0.00	0.00	0.00	0	6087.00	0	
00016	Electrical trenching/backfill	51941.00	0.00	0.00	0.00	0.00	0	51941.00	0	
	Sub-Total	133167.00	0.00	2838.00	0.00	2838.00	2	130329.00		
	Taxes	800532.00	193672.00	146368.70	0.00	340040.70		460491.30	17002.04	
		0.00	0.00	0.00	0.00	0.00		0.00		
		800532.00	193672.00	146368.70	0.00	340040.70	42	460491.30	17002.04	

Roadway \$99,674



P.O. Box 2087
Airway Heights, WA 99001-2087
(509) 244-4733
Fax (509) 244-4725
mjm@mjmgrand.net

COMMERCIAL EXCAVATION
SITE UTILITIES

Job Invoice

Sold To:	
A&A Construction & Development 621 W Mallon, Suite 509 Spokane WA 99201	Invoice Number: 24016-3 Invoice Date: May 20, 2024 Terms: Net 30 Customer Code: 2 Reference: Job Number: 0024016 Job Description: 4th Street Roundabout
Job Location:	

Description	Amount
PROGRESS APPLICATION NO. 3	
ORIGINAL CONTRACT SUM:	800,532.00
NET CHANGE BY CHANGE ORDERS:	0.00
CONTRACT SUM TO DATE:	800,532.00
TOTAL COMPLETED & STORED TO DATE:	616,891.55
LESS PREVIOUSLY COMPLETED:	340,040.70
THIS PROGRESS APPLICATION:	276,850.85

JOB	2204
CODE	312000
APPROVAL	JB
G/L	

Sub Total	\$276,850.85
Retention	\$13,842.54
Sales Tax	\$
Total	\$263,008.31

CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 3
 APPLICATION DATE: May 20/24
 PERIOD TO: May 20/24
 ARCHITECT'S PROJECT NO.: 0024016

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE		D WORK COMPLETED		E THIS PERIOD		F MATERIALS STOPPED (NOT IN D OR E)		G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)		I RETAINAGE (IF VARIABLE RATE)
		FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	STOPPED (NOT IN D OR E)	COMPLETED AND STORED TO DATE (D+E+F)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)					
CONTRACT														
00001	Erosion	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
00002	Demo/grub	264849.00	198636.75	0.00	0.00	0.00	198636.75	0.00	0.00	0.00	0.00	66212.25	9931.84	
00003	Earthwork	122495.00	91871.25	0.00	0.00	0.00	91871.25	0.00	0.00	0.00	0.00	30623.75	4593.56	
00004	Gravel placement	73267.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25643.45	2381.18	
00005	Structure exc/backfill	5790.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	289.50	
00006	Utilities - water	56956.00	17086.80	0.00	0.00	0.00	56956.00	0.00	0.00	0.00	0.00	0.00	2847.80	
00007	Utilities - sewer	35199.00	7039.80	0.00	0.00	0.00	35199.00	0.00	0.00	0.00	0.00	0.00	1759.95	
00008	Utilities - storm	75227.00	22568.10	0.00	0.00	0.00	75227.00	0.00	0.00	0.00	0.00	0.00	3761.35	
00009	Site grading	33582.00	0.00	0.00	0.00	0.00	33582.00	0.00	0.00	0.00	0.00	0.00	1679.10	
00010	Mobilization/B&O tax	9460.00	2838.00	0.00	0.00	0.00	2838.00	0.00	0.00	0.00	0.00	3784.00	283.80	
00012	Traffic control	57377.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57377.00	415.10	
00013	Over exc unsuitable material	8302.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	304.35	
00014	Gravel Temp Road	6087.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2597.05	
00015	Repair existing 12" water lin	51941.00	0.00	0.00	0.00	0.00	51941.00	0.00	0.00	0.00	0.00	0.00		
00016	Electrical trenching/backfill	133167.00	2838.00	0.00	0.00	0.00	2838.00	0.00	0.00	0.00	0.00	61161.00		
Sub-Total		800532.00	340040.70	276850.85	0.00	616891.55	183640.45	0.00	0.00	0.00	0.00	30844.58		
Taxes		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Sub-Total		800532.00	340040.70	276850.85	0.00	616891.55	183640.45	0.00	0.00	0.00	0.00	30844.58		

Roadway Total - 98,135.55

water

water

water



General Contractors

P.O. Box 2087
 Airway Heights, WA 99001-2087
 (509) 244-4733
 Fax (509) 244-4725
 mj@mjmgrand.net

COMMERCIAL EXCAVATION
 SITE UTILITIES

Job Invoice

Sold To:	
A&A Construction & Development 621 W Mallon, Suite 509 Spokane WA 99201	Invoice Number: 24016-4 Invoice Date: Jul 20, 2024 Terms: Net 30 Customer Code: 2 Reference: Job Number: 0024016 Job Description: 4th Street Roundabout
Job Location:	

Description	Amount
PROGRESS APPLICATION NO. 4	
ORIGINAL CONTRACT SUM:	800,532.00
NET CHANGE BY CHANGE ORDERS:	0.00
CONTRACT SUM TO DATE:	800,532.00
TOTAL COMPLETED & STORED TO DATE:	646,319.00
LESS PREVIOUSLY COMPLETED:	616,891.55
THIS PROGRESS APPLICATION:	29,427.45

JOB	2204
CODE	312000
APPROVAL	JC
G/L	

Sub Total	\$29,427.45 ✓
Retention	\$1,471.37 ✓
Sales Tax	\$
Total	\$27,956.08 ✓

CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 4
 APPLICATION DATE: Jul 20/24
 PERIOD TO: Jul 20/24
 ARCHITECT'S PROJECT NO.: 0024016

A	B	C	D		E	F		G	H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	THIS PERIOD	PRESENTLY STORED (NOT IN D OR E)	MATERIALS COMPLETED AND STORED TO DATE (D+E+F)	TOTAL	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
00001	<u>CONTRACT</u> Erosion	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	
00002	Demo/grub	264849.00	198636.75	0.00	0.00	0.00	198636.75	75	66212.25	9931.84
00003	Earthwork	122495.00	91871.25	0.00	0.00	0.00	91871.25	75	30623.75	4593.56
00004	Gravel placement	73267.00	47623.55	25643.45	0.00	0.00	73267.00	100	0.00	3663.35
00005	Structure exc/backfill	5790.00	5790.00	0.00	0.00	0.00	5790.00	100	0.00	289.50
00006	Utilities - water	56956.00	56956.00	0.00	0.00	0.00	56956.00	100	0.00	2847.80
00007	Utilities - sewer	35199.00	35199.00	0.00	0.00	0.00	35199.00	100	0.00	1759.95
00008	Utilities - storm	75227.00	75227.00	0.00	0.00	0.00	75227.00	100	0.00	3761.35
00009	Site grading	33582.00	33582.00	0.00	0.00	0.00	33582.00	100	0.00	1679.10
00010	Mobilization/B&O tax	9460.00	5676.00	3784.00	0.00	0.00	9460.00	100	0.00	473.00
00012	Traffic control	57377.00	0.00	0.00	0.00	0.00	0.00	0	57377.00	
00013	Over exc unsuitable material	8302.00	8302.00	0.00	0.00	0.00	8302.00	100	0.00	415.10
00014	Gravel Temp Road	6087.00	6087.00	0.00	0.00	0.00	6087.00	100	0.00	304.35
00015	Repair existing 12" water lin	51941.00	51941.00	0.00	0.00	0.00	51941.00	100	0.00	2597.05
00016	Electrical trenching/backfill	133167.00	72006.00	3784.00	0.00	0.00	75790.00	57	57377.00	
	Sub-Total	800532.00	616891.55	29427.45	0.00	0.00	646319.00		154213.00	32315.95
	Taxes	0.00	0.00	0.00	0.00	0.00	0.00		0.00	
		800532.00	616891.55	29427.45	0.00	0.00	646319.00	81	154213.00	32315.95

Master's Fence & Custom Iron Works, Inc
 2423 W. Hayden Avenue
 Hayden, ID 83835 US
 (208) 755-1142
 cheryl@mastersfence.com

Invoice

BILL TO

A&A Construction & Development,
 Inc.
 621 W Mallon Ave. Suite 509
 Spokane, WA 99201

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2202	07/18/2024	\$2,740.00	07/31/2024	Due on receipt	

P.O. NUMBER

North 4th Roundabout Railing

ACTIVITY	QTY	RATE	AMOUNT
North 4th Roundabout Railing	1	2,740.00	2,740.00
	0	0.00	0.00
		0.00	0.00

There will be a 3% charge for Visa/MC payments. 12% finance charge if not paid within 15 days.

SUBTOTAL	2,740.00
TAX (8.1%)	0.00
TOTAL	2,740.00
BALANCE DUE	\$2,740.00

JOB	2204
CODE	051200
APPROVAL	Jk
G/L	



Invoice: IN-3377-2024

Miscellaneous Cash - Seattle
 4802 Airport Way South
 Seattle WA 98108

Date: Apr 24, 2024
 Invoice Number: IN-3377-2024
 Sales Order Number: 52615
 Delivery Number: 49445
 Your Reference: DANNY COLE
 Fulfillment Date: Apr 24, 2024
 Customer Number: 1391

Ship-to Address:
 A & A CONSTRUCTION
 DANNY COLE PH: 971-237-7587
 704 E 4TH AVE
 POST FALLS ID 83854

JOB	2204
CODE	055800
APPROVAL	
G/L	

Line	Product	Description	Quantity	Net Price	Net Value
10	80-3192	60 SQ "SP-P" TREE GRATE 2PC DI 1/4 SLOTS	12 Each	625.00 USD / 1 Each	7,500.00 USD
	List Price			625.00 USD / 1 Each	7,500.00 USD
	No cash discount allowed				
20	80-3492	60 X 30 "SP-P" EXT TO MAKE SP-P60120	12 Each	625.00 USD / 1 Each	7,500.00 USD
	List Price			625.00 USD / 1 Each	7,500.00 USD
	No cash discount allowed				
30	82-7005	TG FRAME 60 X 120 "CI" W/2-XBARS	6 Each	600.00 USD / 1 Each	3,600.00 USD
	List Price			600.00 USD / 1 Each	3,600.00 USD
	No cash discount allowed				

Total Item Net Value 18,600.00 USD
 Shipping & Handling 630.00 USD
Total 19,230.00 USD

Incoterms: <PA1>, OFCO SEATTLE

Frames 3,600
 Shipping 315

Remit To: Olympic Foundry
 5200 Airport Way South
 Seattle, WA 98108

Phone: (206) 764-6200
 Fax: (206) 764-1171
 Email: ar@olympicfoundry.com
 Website: www.olympicfoundry.com

3,915.00



Invoice: 53663

AP
Miscellaneous Cash - Seattle
4802 Airport Way South
Seattle WA 98108

Date: May 16, 2024
Your Reference: DANNY COLE
Requested Date: May 17, 2024
Customer Number: 1391

Contact: Carina Moser
E-Mail: carl.m@olympicfoundry.com

E-Mail:

Ship-to Address:
A & A CONSTRUCTION
DANNY COLE PH: 971-237-7587
704 E 4TH AVE
POST FALLS ID 83854

Dear Sir or Madam,
Thank you for your order. We confirm the following items:

Line	Product	Description	Quantity	Net Price	Net Value
10	80-3192	60 SQ "SP-P" TREE GRATE 2PC DI 1/4 SLOTS	12 Each	625.00 USD / 1 Each	7,500.00 USD
	List Price			625.00 USD / 1 Each	7,500.00 USD
	Confirmed Delivery Date:	May 17, 2024	12 Each		
20	80-3492	60 X 30 "SP-P" EXT TO MAKE SP- P60120	12 Each	625.00 USD / 1 Each	7,500.00 USD
	List Price			625.00 USD / 1 Each	7,500.00 USD
	Confirmed Delivery Date:	May 17, 2024	12 Each		

Total Item Net Value 15,000.00 USD
Shipping & Handling 315.00 USD
Total 15,315.00 USD

Payment Terms: Cash on Delivery (COD)
Incoterms: <PA1>, OFCO SEATTLE

Yours Sincerely,
Carina Moser
Olympic Foundry, Inc

Remit To: Olympic Foundry
5200 Airport Way South
Seattle, WA 98108

Phone: (206) 764-6200
Fax: (206) 764 1171
Website: www.olympicfoundry.com

JOB	2204
CODE	12930
APPROVAL	dc
G/L	

Thorco, Inc
 PO Box 2167
 Coeur d'Alene, ID 83816
 208 765-0648



Invoice 1795407

Bill to: A & A Construction & Dev. 621 W Mallon Ave. Suite 509 Spokane, WA 99201	Job: 2260 PF RRFB Railroad & ID Int. Railroad Ave & Idaho Stre Post Falls, ID 83854
--	--

Invoice #: 1795407 Date: 10/04/24 Payment Terms: Net 30 Customer Code: 624	Customer P.O. #: Salesperson:
---	----------------------------------

Remarks: Install set of RRFB's

Quantity	Description	U/M	Unit Price	Extension
	Quoted Price			11,365.00
			Total:	11,365.00
			Current Due:	11,365.00

Install set of RRFB's at intersection of Railroad Ave. & Idaho St. (roundabout)

JCB	2264
CODE	
APPROVAL	
G/L	

Ace Electric, Inc.

425 W 47th Ave.
Kennewick, WA 99337

Invoice

Date	Invoice #
4/19/2024	1

Bill To
A&A Development 621 W. Mallon Ave, Suite 509 Spokane, WA 99201

P.O. No.	Terms
rd about	Net 30

Description	Qty	Rate	Amount
Round about North 4th; light pole bases	1	8,390.20	8,390.20
Amount deducted for retention		-5.00%	-419.51
Total			\$7,970.69

JCB	2204
CODE	261000
APPROVAL	JG
G/L	

Ace Electric, Inc.

425 W 47th Ave
 Kennewick, WA 99337

Invoice

Date	Invoice #
5/20/2024	2

Bill To
A&A Development 621 W. Mallon Ave, Suite 509 Spokane, WA 99201

JOB	2204
CODE	281000
APPROVAL	SC
G/L	

Terms
Net 30

Description	Est Amt	Prior Amt	Total %	Amount
Pole bases and install	20,000.00	8,390.20	75.00%	6,610.00
PVC pipe and install	18,000.00		60.00%	10,800.00
Pick up/Delivery (poles)	3,000.00		0.00%	0.00
Pole heads and install	129,978.00		0.00%	0.00
	170,978.00		10.18%	17,410.00
Amount deducted for retention	-8,548.90	-419.51	15.09%	-870.50

Total	\$16,539.50
Payments/Credits	\$0.00
Balance Due	\$16,539.50

Acc Electric, Inc.

425 W 47th Ave
 Kennewick, WA 99337

Invoice

Date	Invoice #
6/20/2024	3

Bill To
A&A Development 621 W. Mallon Ave, Suite 509 Spokane, WA 99201
<i>North 4th End About</i>

JOB	2204
CODE	261000
APPROVAL	<i>XC</i>
G/L	

Terms

Description	Est Amt	Prior Amt	Total %	Amount
Pole bases and install	20,000.00	15,000.20	90.00%	3,000.00
PVC pipe and install	18,000.00	10,800.00	90.00%	5,400.00
Pick up/Delivery (poles)	3,000.00		0.00%	0.00
Pole heads and install	129,978.00		33.00%	42,892.74
	170,978.00		30.00%	51,292.74
Amount deducted for retention	-8,548.90	-1,290.01	45.09%	-2,564.64

Total	\$48,728.10
Payments/Credits	\$0.00
Balance Due	\$48,728.10

Ace Electric, Inc.

425 W 47th Ave
 Kennewick, WA 99337

Invoice

Date	Invoice #
7/19/2024	4

Bill To
A&A Development 621 W. Mallon Ave, Suite 509 Spokane, WA 99201

JOB	2204
CODE	261000
APPROVAL	JS
G/L	

Terms
Net 30

Description	Est Amt	Prior Amt	Total %	Amount
Pole bases and install	20,000.00	18,000.20	95.00%	1,000.00
PVC pipe and install	18,000.00	16,200.00	95.00%	900.00
Pick up/Delivery (poles)	3,000.00		100.00%	3,000.00
Pole heads and install	129,978.00	42,892.74	100.00%	87,085.26
	170,978.00		53.80%	91,985.26
Amount deducted for retention	-8,548.90	-3,854.65	98.89%	-4,599.26

Total	\$87,386.00
Payments/Credits	\$0.00
Balance Due	\$87,386.00



Apr 26, 2024 2:50:43 PM

Job Location: IDAHO AND 4TH ROUND ABOUT

ESA#:55563

Dear Customer,

Enclosed are two copies of Avista's Electric Service Extension Agreement for the above referenced property – one labeled "Avista Original" and the other, "Customer Copy".

After you have carefully reviewed all documents, please sign and date the documents where indicated, return the Avista Original and your money order, personal check, or cashier's check in the amount of \$79,156.36, if you have been notified that an up-front payment is required, in the envelope provided. Avista will schedule your job as soon as feasible pending

1. Completion of all customer onsite work and/or other obligations,
2. Avista's receipt of its copy of the signed Agreement,
3. If applicable, any required payment.

If you prefer to remit your payment via credit card, please be advised that an additional processing fee will apply. Please contact an Avista Customer Service Representative at 1-800-727-9170 extension 4717 for additional information.

If you request a copy of the fully executed Agreement, one will be sent to you.

Please feel free to contact me if you have any questions regarding this matter or if I can be of any further assistance.

Sincerely,

Jeremy Hofer

Customer Project Coordinator



Coeur D' Alene - Electric
1735 N 15th St, MSC-R3 Coeur d' Alene, ID 83814
Phone: 208-769-1370
Cell: 509-867-8367
Email: Jeremy.Hofer@avistacorp.com

I. CUSTOMER INFORMATION

CUSTOMER, who is a(n): DEVELOPER

Name: A & A CONSTRUCTION AND DEVELOPMENT
 Mailing Address: 621 W MALLON AVE STE 509
SPOKANE, WA 99201
 Phone Number: (509) 624-1170

II. JOB INFORMATION

ELECTRIC _____ (Ft.) Overhead _____ Volts _____ Phase
 EXTENSION 1,403 (Ft.) Underground 7620/13200 Volts _____ 3 Phase
 ELECTRIC _____ (Ft.) Overhead _____ Volts _____ Phase
 SERVICE 886 (Ft.) Underground 120/240 Volts _____ 1 Phase

TO SERVE: DEVELOPMENT
 LOCATED AT: IDAHO AND 4TH ROUND ABOUT
 Name of Plat: MILLWORX COMMERCIAL
 or Legal Description: _____
 or Location: KOOTENAI
 Construction Contribution Scale FEET

III. CONSTRUCTION CONTRIBUTIONS

CONSTRUCTION CONTRIBUTIONS

CUSTOMER NAME A & A CONSTRUCTION AND DEVELOPMENT WORK ORDER# 1030396786
 MAILING ADDRESS 621 W MALLON AVE STE 509
SPOKANE, WA 99201

BASIC COST	Length	Rate Per Ft	Fixed Rate	Allowance	Totals
BASIC COST Misc - See Note 1	0	\$0.00	\$12,420.00	(\$0.00)	\$12,420.00
BASIC COST - Total					\$12,420.00
CUSTREQUEST	Length	Rate Per Ft	Fixed Rate	Allowance	Totals
CUSTREQUEST Customer Requested	2,289	\$0.00	\$77,561.93	(\$0.00)	\$77,561.93
CUSTREQUEST - Total					\$77,561.93
COST REDUCTIONS	Length	Rate Per Ft	Fixed Rate	Allowance	Totals
COST REDUCTIONS Primary Ditch By Cust	1,403	\$5.19	\$0.00	(\$0.00)	(\$7,281.57)
COST REDUCTIONS Svc Ditch by Cust	886	\$4.00	\$0.00	(\$0.00)	(\$3,544.00)
COST REDUCTIONS - Total					(\$10,825.57)

EXHIBIT (A) AVISTA COPY

EXTENSION COST SUMMARY

Total Basic Costs:		\$12,420.00
Total Exceptional: Costs:		\$0.00
Allowances:		\$0.00
Total Cust. Requested Costs:		\$77,561.93
Total Cost Reductions:		-\$10,825.57
Total Termination Costs:		\$0.00
Remaining Value:	0	
Removal Cost:	0	
Salvage Value:	\$0.00	
Share of Previous Extension:		\$0.00

NET CUSTOMER COST **\$79,156.36**

These costs are effective through Oct 26, 2024 12:00:00 AM , provided that the scope and character of the work do not change. Additional exceptional costs encountered during construction and/or changes requested by the customer will be borne by the customer. The maximum amount available for refund per the W.U.T.C. or I.P.U.C Schedule 051 is Maxrefund.

IV. SPECIAL PROVISIONS

Customer's Responsibilities

UNLESS SPECIFIED BELOW IN SECTION V, CUSTOMER WILL BE RESPONSIBLE FOR THE FOLLOWING CONDITIONS:

1.1 Customer warrants that, prior to the start of construction, the grading is or will be within six inches (6") of final grade. The cost of future changes to Avista's electrical facilities to accommodate location or grade changes will be borne by Customer.

1.2 Customer shall not make any changes in location of structures, streets, driveways, sidewalks, alleys or other paved areas shown in any drawings (incorporated into this Agreement by this reference) prepared in anticipation of the work applicable under the Agreement, nor pave any such areas until Avista has installed any necessary underground facilities.

1.3 Customer shall install terminal equipment necessary to attach to Avista's service connection(s) that is accordance with Avista's standards, which will be provided to Customer prior to the work being performed.

1.4 If Customer is required or chooses to provide a ditch and/or conduit for underground facilities it must meet the required Avista specifications. The customer ditch and conduit (Schedule 40 grey electrical conduit) and sand bedding, if required must be coordinated with Avista's scheduled work and inspected by an Avista representative. Customer is responsible for locates and permits prior to digging. Customer is responsible for backfilling after facilities are installed prior to the underground facilities being energized. Cost reductions will be applied for customer provided ditches and conduit.

1.5 Customer shall provide vaults, enclosures, concrete pads, handholes, conduit or ducts, and/or equipment protective barriers,

1.6 Conduit

1.7 Customer shall be responsible for complying with all final compaction requirements and codes.

V. EXCEPTIONS

NOTES: CONTRACTOR RESPONSIBLE FOR ALL TRENCHING, STAKING OF EQUIPMENT LOCATIONS, APPROVED BEDDING MATERIAL, BACKFILL AND FINAL COMPACTION. MISC COST = 1,380/LIGHT. 9 LIGHTS TOTAL. LENGTH OF 2,289 INCLUDES PRIMARY LENGTH OF 1,403' AND SECONDARY LENGTH OF 886'.

ESA#: 55563



Budinger & Associates

1101 North Fancher Rd.
Spokane Valley, WA 99212

Tel: 509-535-8841 Fax: 509-535-9589
office@budingerinc.com
www.budingerinc.com

INVOICE

A&A Construction & Dev., Inc.
Attn: Adrian Lawson
621 W Mallon Ave, Suite 509
Spokane, WA 99201

Invoice Number: M24049-1
Date: February 07, 2024
Project Number: M24049
P.O. Number:

4th and Idaho Round-A-Bout

For Professional Services Rendered Through: January 31, 2024

Professional Services

Staff		Hours	Rate	Amount
Administrator III	Harwood, Kara A	.20	85.00	\$17.00
Administrator III	Larsen, John R	.20	85.00	\$17.00
Engineer IV	Black, Thomas B	1.00	195.00	\$195.00
Total Service Amount:				\$229.00

Invoice Total \$229.00

Total This Invoice \$229.00

Outstanding Invoices

Invoice	0 - 30	31 - 60	61-90	Over 90	Balance
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JOB	2204
CODE	012050
APPROVAL	JL
G/L	



Budinger & Associates

1101 North Fancher Rd.
Spokane Valley, WA 99212

Tel: 509-535-8841 Fax: 509-535-9589
office@budingerinc.com
www.budingerinc.com

INVOICE

A&A Construction & Dev., Inc.
Attn: Adrian Lawson
621 W Mallon Ave, Suite 509
Spokane, WA 99201

Invoice Number: M24049-2
Date: March 06, 2024
Project Number: M24049
P.O. Number:

4th and Idaho Round-A-Bout

For Professional Services Rendered Through: February 29, 2024

Professional Services

Staff		Hours	Rate	Amount
Administrator III	Harwood, Kara A	.60	85.00	\$51.00
Administrator III	Larsen, John R	.60	85.00	\$51.00
Engineer IV	Black, Thomas B	.25	195.00	\$48.75
Quality Professional II	Balavage, Aithen R	7.00	95.00	\$665.00
Quality Technician II	Murray, Robert A	2.00	85.00	\$170.00
Total Service Amount:				\$985.75

Budinger Equipment Use and Laboratory Tests

	Quantity	Rate	Amount
C: Mileage	138.00	1.15	\$158.70
C: Nuclear Densometer, Days	3.00	75.00	\$225.00
Total Budinger Equipment Use and Laboratory Tests:			\$383.70

Invoice Total \$1,369.45

Total This Invoice \$1,369.45

Outstanding Invoices

Invoice		0 - 30	31 - 60	61-90	Over 90	Balance
M24049-1	2/7/2024	\$229.00				\$229.00

JC B	2204
C: DE	012050
AI PROVAL	JL
G:	Page: 1 of 1



Budinger & Associates

1101 North Fancher Rd.
Spokane Valley, WA 99212

Tel: 509-535-8841 Fax: 509-535-9589
office@budingerinc.com
www.budingerinc.com

INVOICE

A&A Construction & Dev., Inc.

Attn: Adrian Lawson
621 W Mallon Ave, Suite 509
Spokane, WA 99201

Invoice Number: M24049-3
Date: March 12, 2024
Project Number: M24049
P.O. Number:

4th and Idaho Round-A-Bout

For Professional Services Rendered Through: February 29, 2024

Budinger Equipment Use and Laboratory Tests

	Quantity	Rate	Amount
L: Maximum Density & Optimum Moisture - Proctor	3.00	195.00	\$585.00
L: Specific Gravity & Absorption (Coarse)	2.00	85.00	\$170.00
Total Budinger Equipment Use and Laboratory Tests:			\$755.00

Invoice Total \$755.00
Total This Invoice \$755.00

Outstanding Invoices

Invoice		0 - 30	31 - 60	61-90	Over 90	Balance
M24049-1	2/7/2024	\$229.00				\$229.00
M24049-2	3/6/2024	\$1,369.45				\$1,369.45

JCB	2204
CODE	012050
APPROVAL	JL
GL	



Budinger & Associates

1101 North Fancher Rd.
Spokane Valley, WA 99212

Tel: 509-535-8841 Fax: 509-535-9589
office@budingerinc.com
www.budingerinc.com

INVOICE

A&A Construction & Dev., Inc.
Attn: Josh Grigsby
108 N Washington Street Suite 603
Spokane, WA 99201

Invoice Number: P24049-1
Date: March 06, 2024
Project Number: P24049
P.O. Number:

This project is complete. We will not bill again unless you request additional services.

4th and Idaho Round-A-Bout

For Professional Services Rendered Through: February 29, 2024

Fee Services

	Contract Amount	Percent Complete	Fee Earned	Prior Billings	Current Billings
4th and Idaho Round-A-Bout	\$16,500.00	50.00	\$8,250.00	\$0.00	\$8,250.00
	\$16,500.00		\$8,250.00	\$0.00	\$8,250.00
Total This Invoice					\$8,250.00

Outstanding Invoices

Invoice	0 - 30	31 - 60	61-90	Over 90	Balance

JCB	2204
CODE	012050
APPROVAL	JL
DATE	3/6/24



Budinger & Associates

1101 North Fancher Rd.
Spokane Valley, WA 99212

Tel: 509-535-8841 Fax: 509-535-9589
office@budingerinc.com
www.budingerinc.com

INVOICE

A&A Construction & Dev., Inc.
Attn: Adrian Lawson
621 W Mallon Ave, Suite 509
Spokane, WA 99201

Invoice Number: M24049-4
Date: May 10, 2024
Project Number: M24049
P.O. Number:

4th and Idaho Round-A-Bout

For Professional Services Rendered Through: April 30, 2024

Professional Services

Staff		Hours	Rate	Amount
Administrator III	Harwood, Kara A	.60	85.00	\$51.00
Administrator III	Larsen, John R	.60	85.00	\$51.00
Engineer IV	Black, Thomas B	.25	195.00	\$48.75
Quality Technician I	Horn, Andrew B	12.00	85.00	\$1,020.00
Total Service Amount:				\$1,170.75

Budinger Equipment Use and Laboratory Tests

	Quantity	Rate	Amount
C: Mileage	118.00	1.15	\$135.70
C: Nuclear Densometer, Days	3.00	75.00	\$225.00
L: Maximum Density & Optimum Moisture - Proctor	1.00	195.00	\$195.00
L: Specific Gravity & Absorption (Coarse)	1.00	85.00	\$85.00
Total Budinger Equipment Use and Laboratory Tests:			\$640.70

Invoice Total \$1,811.45

Total This Invoice \$1,811.45

Outstanding Invoices

Invoice	0 - 30	31 - 60	61-90	Over 90	Balance
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JOB	2204
CODE	017050
APPROVAL	JL
G/L	Page: 1 of 1



Budinger & Associates

1101 North Fancher Rd.
Spokane Valley, WA 99212

JOB	2204
CODE	012050
APPROVAL	JK
G/L	

Tel: 509-535-8841 Fax: 509-535-9589
office@budingerinc.com
www.budingerinc.com

INVOICE

A&A Construction & Dev., Inc.
621 W Mallon Ave, Suite 509
Spokane, WA 99201

Invoice Number: M24049-5
Date: June 18, 2024
Project Number: M24049
P.O. Number:

4th and Idaho Round-A-Bout

For Professional Services Rendered Through: May 31, 2024

Professional Services

Staff		Hours	Rate	Amount
Administrator III	Harwood, Kara A	3.90	85.00	\$331.50
Administrator III	Larsen, John R	3.70	85.00	\$314.50
Engineer IV	Black, Thomas B	1.20	195.00	\$234.00
Quality Professional II	Balavage, Aithen R	14.00	95.00	\$1,330.00
Quality Professional III	Wanberg, Patrick B	2.00	95.00	\$190.00
Quality Technician I	Horn, Andrew B	33.50	85.00	\$2,847.50
Quality Technician I	Johnsen, Christian R	2.50	85.00	\$212.50
Quality Technician II	Murray, Robert A	3.00	85.00	\$255.00
Total Service Amount:				\$5,715.00

Budinger Equipment Use and Laboratory Tests

	Quantity	Rate	Amount
C: Mileage	828.00	1.15	\$952.20
C: Nuclear Densometer, Days	6.00	75.00	\$450.00
L: Compressive Strength of Concrete	41.00	30.00	\$1,230.00
Total Budinger Equipment Use and Laboratory Tests:			\$2,632.20

Invoice Total \$8,347.20

Total This Invoice \$8,347.20

Outstanding Invoices

Invoice		0 - 30	31 - 60	61-90	Over 90	Balance
M24049-4	5/10/2024	\$1,811.45				\$1,811.45



Budinger & Associates

1101 North Fancher Rd.
Spokane Valley, WA 99212

JOB	2204
CODE	012050
APPROVAL	JL
GL	

Tel: 509-535-8841 Fax: 509-535-9589
office@budingerinc.com
www.budingerinc.com

INVOICE

A&A Construction & Dev., Inc.
621 W Mallon Ave, Suite 509
Spokane, WA 99201

Invoice Number: M24049-6
Date: July 10, 2024
Project Number: M24049
P.O. Number:

4th and Idaho Round-A-Bout

For Professional Services Rendered Through: June 30, 2024

Professional Services

Staff		Hours	Rate	Amount
Administrator III	Harwood, Kara A	1.20	85.00	\$102.00
Administrator III	Larsen, John R	1.20	85.00	\$102.00
Engineer IV	Black, Thomas B	.65	195.00	\$126.75
Quality Professional II	Balavage, Aithen R	13.00	95.00	\$1,235.00
Quality Professional III	Wanberg, Patrick B	4.00	95.00	\$380.00
Quality Technician I	Barton, Josh	3.50	85.00	\$297.50
Quality Technician I	Horn, Andrew B	15.00	85.00	\$1,275.00
Total Service Amount:				\$3,518.25

Budinger Equipment Use and Laboratory Tests

	Quantity	Rate	Amount
C: Mileage	508.00	1.15	\$584.20
C: Nuclear Densometer, Days	2.00	75.00	\$150.00
L: Compressive Strength of Concrete	10.00	30.00	\$300.00
L: Oil Content/Sieve Analysis	2.00	260.00	\$520.00
L: TMD -Theoretical Max Density (Rice)	2.00	90.00	\$180.00
L: Volumetrics - Superpave	2.00	350.00	\$700.00
Total Budinger Equipment Use and Laboratory Tests:			\$2,434.20

Invoice Total

\$5,952.45

Total This Invoice

\$5,952.45



Budinger & Associates

1101 North Fancher Rd.
Spokane Valley, WA 99212

JOB	2204
CODE	012050
APPROVAL	Ja
G/L	

Tel: 509-535-8841 Fax: 509-535-9589
office@budingerinc.com
www.budingerinc.com

INVOICE

A&A Construction & Dev., Inc.
621 W Mallon Ave, Suite 509
Spokane, WA 99201

Invoice Number: M24049-7
Date: August 15, 2024
Project Number: M24049
P.O. Number:

4th and Idaho Round-A-Bout

For Professional Services Rendered Through: July 31, 2024

Professional Services

Staff		Hours	Rate	Amount
Administrator III	Harwood, Kara A	.10	85.00	\$8.50
Administrator III	Larsen, John R	.30	85.00	\$25.50
Engineer IV	Black, Thomas B	.25	195.00	\$48.75
Quality Technician I	Barton, Josh	1.00	85.00	\$85.00
Quality Technician II	Horn, Andrew B	4.00	85.00	\$340.00
Total Service Amount:				\$507.75 ✓

Budinger Equipment Use and Laboratory Tests

	Quantity	Rate	Amount
C: Mileage	66.00	1.15	\$75.90
C: Nuclear Densometer, Days	1.00	75.00	\$75.00
L: Oil Content/Sieve Analysis	1.00	260.00	\$260.00
L: TMD -Theoretical Max Density (Rice)	1.00	90.00	\$90.00
L: Volumetrics - Superpave	1.00	350.00	\$350.00
Total Budinger Equipment Use and Laboratory Tests:			\$850.90 ✓

Invoice Total \$1,358.65

Total This Invoice \$1,358.65 ✓

Outstanding Invoices

Invoice		0 - 30	31 - 60	61-90	Over 90	Balance
M24049-6	7/10/2024	\$5,952.45				\$5,952.45

Pd 8/23



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Invoice

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

June 6, 2022
Project No: 20-22-025
Invoice No: 0153346

Project 20-22-025 A&A / 4th Ave Idaho St Roundabout
Professional Services from May 1, 2022 to May 28, 2022

Task 020 Survey
Sub Task 001 Topographic Survey

Professional Personnel

Table with 4 columns: Personnel, Hours, Rate, Amount. Rows include Survey Technician, Survey Technician - Lead, Survey Technician - Senior, Assistant Surveyor - Lead, Project Designer - Lead, Planner - Senior, and Totals.

Unit Billing
GPS
MILEAGE

Total this Sub Task \$8,995.61
Total this Task \$8,995.61

Billings to Date

Table with 4 columns: Category, Current, Prior, Total. Rows include Labor, Unit, and Totals.

Total this Invoice \$8,995.61

(Note: Clients will be charged 5% for credit card payments.)

Signature of Brad Marshall, Project Manager

Table with 2 columns: Label, Value. Rows include JCB (2025), CODE (009030), APPROVAL, and G/A.



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANDSON GROUP



GATEWAY MAPPING INC.

Invoice

JCB	<i>2025 2024</i>
CODE	009030
APPROVAL	<i>Jb 7-28</i>
C/I	

A&A Construction & Development, Inc.
 621 W. Mallon Avenue
 Suite 509
 Spokane, WA 99201

July 12, 2022
 Project No: 20-22-025
 Invoice No: 0154284

Project 20-22-025 A&A / 4th Ave Idaho St Roundabout
Professional Services from May 29, 2022 to July 2, 2022

Task	010	Project Management		
Sub Task	001	Project Management		
Fee				
Total Fee		18,100.00		
Percent Complete	5.00	Total Earned	905.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	905.00	
		Total Fee		905.00
		Total this Sub Task		\$905.00
		Total this Task		\$905.00

Billings to Date

	Current	Prior	Total
Fee	905.00	0.00	905.00
Totals	905.00	0.00	905.00

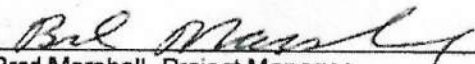
Task	030	Project Master Plan and Phasing		
Sub Task	001	Master Planning and Phasing		
Fee				
Total Fee		8,700.00		
Percent Complete	35.00	Total Earned	3,045.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	3,045.00	
		Total Fee		3,045.00
		Total this Sub Task		\$3,045.00
		Total this Task		\$3,045.00

Project	20-22-025	A&A / 4th Ave Idaho St Roundabout	Invoice	0154284
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Billings to Date

	Current	Prior	Total	
Fee	3,045.00	0.00	3,045.00	
Totals	3,045.00	0.00	3,045.00	
			Total this Invoice	\$3,950.00

(Note: Clients will be charged 5% for credit card payments.)



Brad Marshall, Project Manager



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Invoice

ICB	2204
CODE	009030
APPROVAL	JK
DATE	August 4, 2022

A&A Construction & Development, Inc.
 621 W. Mallon Avenue
 Suite 509
 Spokane, WA 99201

Project No: 20-22-025
 Invoice No: 0154989

Project 20-22-025 A&A / 4th Ave Idaho St Roundabout
Professional Services from July 3, 2022 to July 30, 2022

Task	010	Project Management
Sub Task	001	Project Management
Fee		
Total Fee	18,100.00	
Percent Complete	10.00	Total Earned 1,810.00
		Previous Fee Billing 905.00
		Current Fee Billing 905.00
		Total Fee 905.00
		Total this Sub Task \$905.00
		Total this Task \$905.00

Billings to Date

	Current	Prior	Total
Fee	905.00	905.00	1,810.00
Totals	905.00	905.00	1,810.00

Task	030	Project Master Plan and Phasing
Sub Task	001	Master Planning and Phasing
Fee		
Total Fee	8,700.00	
Percent Complete	60.00	Total Earned 5,220.00
		Previous Fee Billing 3,045.00
		Current Fee Billing 2,175.00
		Total Fee 2,175.00
		Total this Sub Task \$2,175.00
		Total this Task \$2,175.00


Project	20-22-025	A&A / 4th Ave Idaho St Roundabout	Invoice	0154989
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Billings to Date

	Current	Prior	Total
Fee	2,175.00	3,045.00	5,220.00
Totals	2,175.00	3,045.00	5,220.00

Total this Invoice **\$3,080.00**

(Note: Clients will be charged 5% for credit card payments.)



Brad Marshall, Project Manager



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Invoice

JCB	2204
CODE	00A-30
APPROVAL	JG
Q/L	

A&A Construction & Development, Inc.
 621 W. Mallon Avenue
 Suite 509
 Spokane, WA 99201

September 7, 2022
 Project No: 20-22-025
 Invoice No: 0155776

Project 20-22-025 A&A/ 4th Ave Idaho St Roundabout
Professional Services from July 31, 2022 to August 27, 2022

Task	010	Project Management
Sub Task	001	Project Management
Fee		
Total Fee	18,100.00	
Percent Complete	13.00	Total Earned 2,353.00
		Previous Fee Billing 1,810.00
		Current Fee Billing 543.00
		Total Fee 543.00
		Total this Sub Task \$543.00
		Total this Task \$543.00
Billings to Date	Current 543.00	Prior 1,810.00
		Total 2,353.00

Task	020	Survey
Sub Task	001	Topographic Survey
Professional Personnel		
		Hours Rate Amount
PLS - Discipline Lead	2.00	208.00 416.00
Totals	2.00	416.00
Total Labor		416.00
		Total this Sub Task \$416.00
		Total this Task \$416.00
Billings to Date	Current 416.00	Prior 8,995.61
		Total 9,411.61

Project	20-22-025	A&A / 4th Ave Idaho St Roundabout	Invoice	0155776
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Task	030	Project Master Plan and Phasing
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Sub Task	001	Master Planning and Phasing
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Fee

Total Fee	8,700.00			
Percent Complete	97.00	Total Earned	8,439.00	
		Previous Fee Billing	5,220.00	
		Current Fee Billing	3,219.00	
		Total Fee		3,219.00
		Total this Sub Task		\$3,219.00
		Total this Task		\$3,219.00

	Current	Prior	Total	
Billings to Date	3,219.00	5,220.00	8,439.00	
			Total this Invoice	\$4,178.00

(Note: Clients will be charged 5% for credit card payments.)

Brad Marshall
Brad Marshall, Project Manager



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Invoice

ICB	2204
CODE	009030
APPROVAL	JG
DATE	

A&A Construction & Development, Inc.
 621 W. Mallon Avenue
 Suite 509
 Spokane, WA 99201

September 30, 2022
 Project No: 20-22-025
 Invoice No: 0156919

Project 20-22-025 A&A/ 4th Ave Idaho St Roundabout

Professional Services from August 28, 2022 to September 30, 2022

Task	010	Project Management		
Sub Task	001	Project Management		
Fee				
Total Fee		18,100.00		
Percent Complete	20.00	Total Earned	3,620.00	
		Previous Fee Billing	2,353.00	
		Current Fee Billing	1,267.00	
		Total Fee		1,267.00
		Total this Sub Task		\$1,267.00
		Total this Task		\$1,267.00

	Current	Prior	Total
Billings to Date	1,267.00	2,353.00	3,620.00

Task	020	Survey		
Sub Task	001	Topographic Survey		

Professional Personnel

	Hours	Rate	Amount	
Survey Technician - Senior	37.00	139.00	5,143.00	
Assistant Surveyor - Lead	2.50	126.00	315.00	
Totals	39.50		5,458.00	
Total Labor				5,458.00

Unit Billing

GPS				
MILEAGE				293.01
Total this Sub Task				\$5,751.01

Project	20-22-025	A&A / 4th Ave Idaho St Roundabout	Invoice	0156919
			Total this Task	\$5,751.01

Billings to Date		Current	Prior	Total
		5,751.01	9,411.61	15,162.62
Task	030	Project Master Plan and Phasing		
Sub Task	001	Master Planning and Phasing		
Fee				
Total Fee		8,700.00		
Percent Complete		100.00	Total Earned	8,700.00
			Previous Fee Billing	8,439.00
			Current Fee Billing	261.00
			Total Fee	261.00
			Total this Sub Task	\$261.00
			Total this Task	\$261.00

Billings to Date		Current	Prior	Total
		261.00	8,439.00	8,700.00
Task	040	Traffic Analysis		
Sub Task	001	Traffic Analysis		
Fee				
Total Fee		14,900.00		
Percent Complete		30.00	Total Earned	4,470.00
			Previous Fee Billing	0.00
			Current Fee Billing	4,470.00
			Total Fee	4,470.00
			Total this Sub Task	\$4,470.00
			Total this Task	\$4,470.00

Billings to Date		Current	Prior	Total
		4,470.00	0.00	4,470.00
Task	050	Prelim Design Phase 1 and 2 (30%)		
Sub Task	001	Design 30%		
Fee				
Total Fee		65,300.00		
Percent Complete		10.00	Total Earned	6,530.00
			Previous Fee Billing	0.00
			Current Fee Billing	6,530.00
			Total Fee	6,530.00

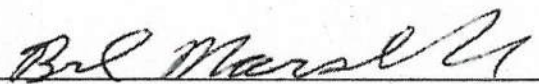
Project	20-22-025	A&A / 4th Ave Idaho St Roundabout	Invoice	0156919
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Total this Sub Task	\$6,530.00
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Total this Task	\$6,530.00
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Billings to Date	Current	Prior	Total	
	6,530.00	0.00	6,530.00	
			Total this Invoice	\$18,279.01

(Note: Clients will be charged 5% for credit card payments.)



Brad Marshall, Project Manager



J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

DATE	2/20/24
CODE	004030
APPROVAL	JG

Invoice

A&A Construction & Development, Inc.
 621 W. Mallon Avenue
 Suite 509
 Spokane, WA 99201

November 7, 2022
 Project No: 20-22-025
 Invoice No: 0157495

Project 20-22-025 A&A/ 4th Ave Idaho St Roundabout
Professional Services from October 1, 2022 to October 29, 2022

Task 010 Project Management
 Sub Task 001 Project Management

Fee

Total Fee 18,100.00

Percent Complete

25.00 Total Earned 4,525.00
 Previous Fee Billing 3,620.00
 Current Fee Billing 905.00
Total Fee 905.00

Total this Sub Task \$905.00

Total this Task \$905.00

Billings to Date	Current	Prior	Total
	905.00	3,620.00	4,525.00

Task 020 Survey
 Sub Task 001 Topographic Survey

Professional Personnel

	Hours	Rate	Amount
Survey Technician - Lead	1.50	116.00	174.00
Assistant Surveyor - Lead	4.00	126.00	504.00
Totals	5.50		678.00
Total Labor			678.00

Total this Sub Task \$678.00

Total this Task \$678.00

Billings to Date	Current	Prior	Total
	678.00	15,162.62	15,840.62

Project	20-22-025	A&A / 4th Ave Idaho St Roundabout	Invoice	0157495
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Task	040	Traffic Analysis
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Sub Task	001	Traffic Analysis
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Fee

Total Fee	14,900.00		
Percent Complete	55.00	Total Earned	8,195.00
		Previous Fee Billing	4,470.00
		Current Fee Billing	3,725.00
		Total Fee	3,725.00
		Total this Sub Task	\$3,725.00
		Total this Task	\$3,725.00

Billings to Date	Current	Prior	Total
	3,725.00	4,470.00	8,195.00

Task	050	Prelim Design Phase 1 and 2 (30%)
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Sub Task	001	Design 30%
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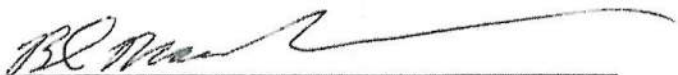
Fee

Total Fee	65,300.00		
Percent Complete	25.00	Total Earned	16,325.00
		Previous Fee Billing	6,530.00
		Current Fee Billing	9,795.00
		Total Fee	9,795.00
		Total this Sub Task	\$9,795.00
		Total this Task	\$9,795.00

Billings to Date	Current	Prior	Total
	9,795.00	6,530.00	16,325.00

Total this Invoice **\$15,103.00**

(Note: Clients will be charged 5% for credit card payments.)


 Brad Marshall, Project Manager



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Invoice

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

December 13, 2022
Project No: 20-22-025
Invoice No: 0158353

Project 20-22-025 A&A/ 4th Ave Idaho St Roundabout

Professional Services from October 30, 2022 to December 3, 2022

Task 010 Project Management

Sub Task 001 Project Management

Fee

Total Fee	18,100.00		
Percent Complete	30.00	Total Earned	5,430.00
		Previous Fee Billing	4,525.00
		Current Fee Billing	905.00
		Total Fee	905.00
		Total this Sub Task	\$905.00
		Total this Task	\$905.00

	Current	Prior	Total
Billings to Date	905.00	4,525.00	5,430.00

Task 040 Traffic Analysis

Sub Task 001 Traffic Analysis

Fee

Total Fee	14,900.00		
Percent Complete	100.00	Total Earned	14,900.00
		Previous Fee Billing	8,195.00
		Current Fee Billing	6,705.00
		Total Fee	6,705.00
		Total this Sub Task	\$6,705.00
		Total this Task	\$6,705.00

	Current	Prior	Total
Billings to Date	6,705.00	8,195.00	14,900.00

NO	2204
DATE	009030
APPROVAL	JL

Project	20-22-025	A&A / 4th Ave Idaho St Roundabout	Invoice	0158353
Task	050	Prelim Design Phase 1 and 2 (30%)		
Sub Task	001	Design 30%		
Fee				
Total Fee		65,300.00		
Percent Complete	80.00	Total Earned	52,240.00	
		Previous Fee Billing	16,325.00	
		Current Fee Billing	35,915.00	
		Total Fee		35,915.00
		Total this Sub Task		\$35,915.00
		Total this Task		\$35,915.00

	Current	Prior	Total	
Billings to Date	35,915.00	16,325.00	52,240.00	
			Total this Invoice	\$43,525.00

(Note: Clients will be charged 5% for credit card payments.)


 Brad Marshall, Project Manager



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

JOB	2204
CODE	009030
APPROVAL	Jr
G/L	

Invoice

A&A Construction & Development, Inc.
 621 W. Mallon Avenue
 Suite 509
 Spokane, WA 99201

January 10, 2023
 Project No: 20-22-025
 Invoice No: 0159110

Project 20-22-025 A&A/ 4th Ave Idaho St Roundabout
Professional Services from December 4, 2022 to December 31, 2022

Task 010 Project Management

Sub Task 001 Project Management

Fee

Total Fee	18,100.00		
Percent Complete	35.00	Total Earned	6,335.00
		Previous Fee Billing	5,430.00
		Current Fee Billing	905.00
		Total Fee	905.00
		Total this Sub Task	\$905.00
		Total this Task	\$905.00

Billings to Date	Current	Prior	Total
	905.00	5,430.00	6,335.00

Task 020 Survey
 Sub Task 001 Topographic Survey

Professional Personnel

	Hours	Rate	Amount
Assistant Surveyor - Lead	10.50	126.00	1,323.00
Totals	10.50		1,323.00
Total Labor			1,323.00
		Total this Sub Task	\$1,323.00
		Total this Task	\$1,323.00

Billings to Date	Current	Prior	Total
	1,323.00	15,840.62	17,163.62

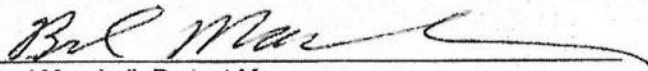
Project	20-22-025	A&A / 4th Ave Idaho St Roundabout	Invoice	0159110
Task	050	Prelim Design Phase 1 and 2 (30%)		
Sub Task	001	Design 30%		

Fee

Total Fee	65,300.00		
Percent Complete	100.00	Total Earned	65,300.00
		Previous Fee Billing	52,240.00
		Current Fee Billing	13,060.00
		Total Fee	13,060.00
		Total this Sub Task	\$13,060.00
		Total this Task	\$13,060.00

	Current	Prior	Total	
Billings to Date	13,060.00	52,240.00	65,300.00	
			Total this Invoice	\$15,288.00

(Note: Clients will be charged 5% for credit card payments.)


 Brad Marshall, Project Manager



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Invoice

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

February 10, 2023
Project No: 20-22-025
Invoice No: 0160003

Project 20-22-025 A&A/ 4th Ave Idaho St Roundabout
Professional Services from January 1, 2023 to January 28, 2023

Task 010 Project Management
Sub Task 001 Project Management

Fee
Total Fee 18,100.00
Percent Complete 50.00
Total Earned 9,050.00
Previous Fee Billing 6,335.00
Current Fee Billing 2,715.00
Total Fee 2,715.00
Total this Sub Task \$2,715.00
Total this Task \$2,715.00

Billings to Date
Current 2,715.00
Prior 6,335.00
Total 9,050.00

Task 060 Final Design Phase 1 (95%)
Sub Task 001 Design 95%

Fee
Total Fee 63,700.00
Percent Complete 10.00
Total Earned 6,370.00
Previous Fee Billing 0.00
Current Fee Billing 6,370.00
Total Fee 6,370.00
Total this Sub Task \$6,370.00
Total this Task \$6,370.00

Billings to Date
Current 6,370.00
Prior 0.00
Total 6,370.00
Total this Invoice \$9,085.00

(Note: Clients will be charged 5% for credit card payments.)

Brad Marshall, Project Manager

Table with 2 columns: Field (JOB, CODE, APPROVAL, G/L) and Value (2204, 009030, JK)



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Invoice

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

March 7, 2023
Project No: 20-22-025
Invoice No: 0160521

Project 20-22-025 A&A 4th Ave Idaho St Roundabout
Professional Services from January 29, 2023 to February 25, 2023

Task	010	Project Management
Sub Task	001	Project Management
Fee		
Total Fee	18,100.00	
Percent Complete	65.00	Total Earned 11,765.00
		Previous Fee Billing 9,050.00
		Current Fee Billing 2,715.00
		Total Fee 2,715.00
		Total this Sub Task \$2,715.00
		Total this Task \$2,715.00

Billings to Date	Current	Prior	Total
	2,715.00	9,050.00	11,765.00
Task	060	Final Design Phase 1 (95%)	
Sub Task	001	Design 95%	
Fee			
Total Fee	63,700.00		
Percent Complete	40.00	Total Earned 25,480.00	
		Previous Fee Billing 6,370.00	
		Current Fee Billing 19,110.00	
		Total Fee 19,110.00	
		Total this Sub Task \$19,110.00	
		Total this Task \$19,110.00	

Billings to Date	Current	Prior	Total
	19,110.00	6,370.00	25,480.00
			Total this Invoice \$21,825.00

(Note: Clients will be charged 5% for credit card payments.)

Brad Marshall
Brad Marshall, Project Manager
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JOB	2204
CODE	009030
APPROVAL	SG



J-U-B ENGINEERS, INC.

J-U-B COMPANIES

THE LANGDON GROUP	GATEWAY MAPPING INC.
JOB	2204
CODE	009030
APPROVAL	Jb
G/L	

Invoice

A&A Construction & Development, Inc.
 621 W. Mallon Avenue
 Suite 509
 Spokane, WA 99201

April 14, 2023
 Project No: 20-22-025
 Invoice No: 0161601

Project 20-22-025 A&A/ 4th Ave Idaho St Roundabout

Professional Services from February 26, 2023 to April 1, 2023

Task	010	Project Management
Sub Task	001	Project Management
Fee		
Total Fee	18,100.00	
Percent Complete	75.00	Total Earned 13,575.00
		Previous Fee Billing 11,765.00
		Current Fee Billing 1,810.00
		Total Fee 1,810.00
		Total this Sub Task \$1,810.00
		Total this Task \$1,810.00

	Current	Prior	Total
Billings to Date	1,810.00	11,765.00	13,575.00

Task	020	Survey	
Sub Task	001	Topographic Survey	
Professional Personnel			
Assistant Surveyor - Lead	Hours	Rate	Amount
	2.50	126.00	315.00
Totals	2.50		315.00
Total Labor			315.00
Reimbursable Expenses			
Postage/Copies/Other			319.00
Total Reimbursables			319.00
		Total this Sub Task	\$634.00
		Total this Task	\$634.00

	Current	Prior	Total
Billings to Date	634.00	17,163.62	17,797.62

Project	20-22-025	A&A / 4th Ave Idaho St Roundabout	Invoice	0161601
Task	060	Final Design Phase 1 (95%)	-----	
Sub Task	001	Design 95%	-----	

Fee

Total Fee	63,700.00		
Percent Complete	90.00	Total Earned	57,330.00
		Previous Fee Billing	25,480.00
		Current Fee Billing	31,850.00
		Total Fee	31,850.00
		Total this Sub Task	\$31,850.00
		Total this Task	\$31,850.00

	Current	Prior	Total	
Billings to Date	31,850.00	25,480.00	57,330.00	
Billing Limits	Current	Prior	To-Date	
Total Billings	34,294.00	143,308.62	177,602.62	
Limit			205,300.00	
Remaining			27,697.38	
		Total this Invoice		\$34,294.00

(Note: Clients will be charged 5% for credit card payments.)

Brad Marshall
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J-U-B ENGINEERS, INC.

Invoice

J-U-B COMPANIES



THE LANGDON GROUP

JOB	GATEWAY MAPPING INC. 2204
CODE	009030
APPROVAL	JC
G/L	

A&A Construction & Development, Inc.
 621 W. Mallon Avenue
 Suite 509
 Spokane, WA 99201

May 5, 2023
 Project No: 20-22-025
 Invoice No: 0162241

Project 20-22-025 A&A/ 4th Ave Idaho St Roundabout
Professional Services from April 2, 2023 to April 29, 2023

Task 010 Project Management
 Sub Task 001 Project Management

Fee

Total Fee	18,100.00		
Percent Complete	85.00	Total Earned	15,385.00
		Previous Fee Billing	13,575.00
		Current Fee Billing	1,810.00
		Total Fee	1,810.00
		Total this Sub Task	\$1,810.00
		Total this Task	\$1,810.00

Billings to Date	Current	Prior	Total
	1,810.00	13,575.00	15,385.00

Task 020 Survey
 Sub Task 001 Topographic Survey

Professional Personnel

	Hours	Rate	Amount
Assistant Surveyor - Lead	3.00	126.00	378.00
Totals	3.00		378.00
Total Labor			378.00
		Total this Sub Task	\$378.00
		Total this Task	\$378.00

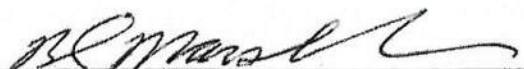
Billings to Date	Current	Prior	Total
	378.00	17,797.62	18,175.62

Project	20-22-025	A&A / 4th Ave Idaho St Roundabout	Invoice	0162241
Task	060	Final Design Phase 1 (95%)		
Sub Task	001	Design 95%		

Fee				
Total Fee	63,700.00			
Percent Complete	100.00	Total Earned	63,700.00	
		Previous Fee Billing	57,330.00	
		Current Fee Billing	6,370.00	
		Total Fee		6,370.00
		Total this Sub Task		\$6,370.00
		Total this Task		\$6,370.00

	Current	Prior	Total	
Billings to Date	6,370.00	57,330.00	63,700.00	
Billing Limits	Current	Prior	To-Date	
Total Billings	8,558.00	177,602.62	186,160.62	
Limit			205,300.00	
Remaining			19,139.38	
		Total this Invoice		\$8,558.00

(Note: Clients will be charged 5% for credit card payments.)


 Brad Marshall, Project Manager
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J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Invoice

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

June 20, 2023
Project No: 20-22-025
Invoice No: 0163486

Project 20-22-025 A&A/ 4th Ave Idaho St Roundabout

Professional Services from April 30, 2023 to June 3, 2023

Task 010 Project Management

Sub Task 001 Project Management

Fee

Total Fee 18,100.00

Percent Complete 90.00

Total Earned 16,290.00
Previous Fee Billing 15,385.00
Current Fee Billing 905.00

Total Fee 905.00

Total this Sub Task \$905.00

Total this Task \$905.00

Billings to Date Current 905.00 Prior 15,385.00 Total 16,290.00

Billing Limits Current Prior To-Date
Total Billings 905.00 186,160.62 187,065.62
Limit 205,300.00
Remaining 18,234.38

Total this Invoice \$905.00

Table with 2 columns and 4 rows: JOB (2204), CODE (009030), APPROVAL (JL), G/L



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Invoice

JOB	2204
CODE	009030
APPROVAL	X
G/L	

A&A Construction & Development, Inc.
 621 W. Mallon Avenue
 Suite 509
 Spokane, WA 99201

July 16, 2023
 Project No: 20-22-025
 Invoice No: 0164253

Project 20-22-025 A&A/ 4th Ave Idaho St Roundabout
Professional Services from June 4, 2023 to July 1, 2023

Task	010	Project Management		
Sub Task	001	Project Management		
Fee				
Total Fee		18,100.00		
Percent Complete		95.00	Total Earned	17,195.00
			Previous Fee Billing	16,290.00
			Current Fee Billing	905.00
			Total Fee	905.00
			Total this Sub Task	\$905.00
			Total this Task	\$905.00

		Current	Prior	Total
Billings to Date		905.00	16,290.00	17,195.00
Task	070	Sealed Plans Phase 1 (100%)		
Sub Task	001	Sealed Plans Phase 1 100%		
Fee				
Total Fee		11,800.00		
Percent Complete		70.00	Total Earned	8,260.00
			Previous Fee Billing	0.00
			Current Fee Billing	8,260.00
			Total Fee	8,260.00
			Total this Sub Task	\$8,260.00
			Total this Task	\$8,260.00

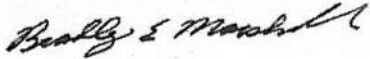
		Current	Prior	Total
Billings to Date		8,260.00	0.00	8,260.00

Project	20-22-025	A&A / 4th Ave Idaho St Roundabout	Invoice	0164253
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Billing Limits	Current	Prior	To-Date
Total Billings	9,165.00	187,065.62	196,230.62
Limit			205,300.00
Remaining			9,069.38

Total this Invoice **\$9,165.00**

(Note: Clients will be charged 5% for credit card payments.)



Brad Marshall, Project Manager
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Outstanding Invoices

Number	Date	Balance
0163486	6/20/2023	905.00



J-U-B ENGINEERS, INC.

Invoice

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

August 24, 2023
Project No: 20-22-025
Invoice No: 0165517

Project 20-22-025 A&A/ 4th Ave Idaho St Roundabout
Professional Services from July 2, 2023 to July 29, 2023

Task	010	Project Management
Sub Task	001	Project Management
Fee		
Total Fee		18,100.00
Percent Complete	100.00	Total Earned 18,100.00
		Previous Fee Billing 17,195.00
		Current Fee Billing 905.00
		Total Fee 905.00
		Total this Sub Task \$905.00
		Total this Task \$905.00

Billings to Date	Current	Prior	Total
	905.00	17,195.00	18,100.00
Task	070	Sealed Plans Phase 1 (100%)	
Sub Task	001	Sealed Plans Phase 1 100%	
Fee			
Total Fee		11,800.00	
Percent Complete	85.00	Total Earned 10,030.00	
		Previous Fee Billing 8,260.00	
		Current Fee Billing 1,770.00	
		Total Fee 1,770.00	
		Total this Sub Task \$1,770.00	
		Total this Task \$1,770.00	

Billings to Date	Current	Prior	Total
	1,770.00	8,260.00	10,030.00

Project	20-22-025	A&A / 4th Ave Idaho St Roundabout	Invoice	0165517
Billing Limits		Current	Prior	To-Date
Total Billings		2,675.00	196,230.62	198,905.62
Limit				241,300.00
Remaining				42,394.38
			Total this Invoice	\$2,675.00

(Note: Clients will be charged 5% for credit card payments.)


 Brad Marshall, Project Manager
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J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Invoice

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

September 21, 2023
Project No: 20-22-025
Invoice No: 0166357

Project 20-22-025 A&A/ 4th Ave Idaho St Roundabout
Professional Services from July 30, 2023 to September 2, 2023

Task 070 Sealed Plans Phase 1 (100%)
Sub Task 001 Sealed Plans Phase 1 100%

Fee

Table with columns for Fee, Total Fee, Percent Complete, Total Earned, Previous Fee Billing, Current Fee Billing, Total Fee, Total this Sub Task, Total this Task.

Summary table with columns: Billings to Date, Current (1,180.00), Prior (10,030.00), Total (11,210.00)

Task 090 Church Easement Access Design

Professional Personnel

Table with columns: Hours, Rate, Amount, Total Labor (9,769.30), Total this Task (\$9,769.30)

Summary table with columns: Billings to Date, Current (9,769.30), Prior (0.00), Total (9,769.30)

Project	20-22-025	A&A / 4th Ave Idaho St Roundabout	Invoice	0166357
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Task 100 Grading Plan
Professional Personnel

	Hours	Rate	Amount
Project Designer	10.30	137.00	1,411.10
Project Engineer I	11.50	176.00	2,024.00
Project Engineer II	3.00	190.00	570.00
Planner - Senior	2.00	204.00	408.00
Totals	26.80		4,413.10
Total Labor			4,413.10
Total this Task			\$4,413.10

Billings to Date	Current	Prior	Total
	4,413.10	0.00	4,413.10

Task 110 R/W Dedication Vacation
Professional Personnel

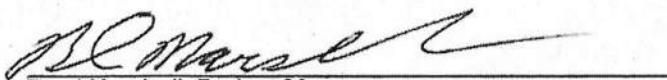
	Hours	Amount
Planner - Senior	14.50	
Totals	14.50	
Total Labor		2,784.00
Total this Task		\$2,784.00

Billings to Date	Current	Prior	Total
	2,784.00	0.00	2,784.00

Billing Limits	Current	Prior	To-Date
Total Billings	18,146.40	198,905.62	217,052.02
Limit			241,300.00
Remaining			24,247.98

Total this Invoice \$18,146.40

(Note: Clients will be charged 5% for credit card payments.)


 Brad Marshall, Project Manager
 Email invoice to accounting@aacdi.com



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

EIN 82-0290774

Invoice

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

October 18, 2023
Project No: 20-22-025
Invoice No: 0166868

Project 20-22-025 A&A/ 4th Ave Idaho St Roundabout
Professional Services from September 3, 2023 to September 30, 2023

Task 090 Church Easement Access Design

Professional Personnel

	Hours	Rate	Amount
Project Accountant - Lead	.30	105.00	31.50
PLS - Discipline Lead	1.00	220.00	220.00
Project Engineer I	1.50	176.00	264.00
Project Engineer II	1.00	190.00	190.00
Planner - Senior	1.00	204.00	204.00
Totals	4.80		909.50
Total Labor			909.50

Reimbursable Expenses

Mileage			13.64
Total Reimbursables			13.64
		Total this Task	\$923.14

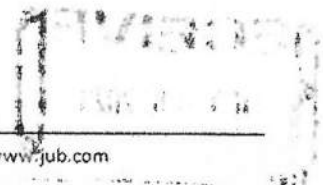
	Current	Prior	Total
Billings to Date	923.14	9,769.30	10,692.44

Task 110 R/W Dedication Vacation

Professional Personnel

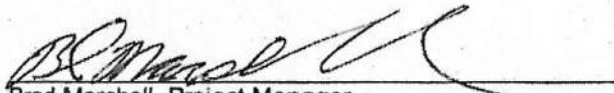
	Hours	Amount
Planner - Senior	5.50	
Totals	5.50	
Total Labor		1,122.00
		Total this Task
		\$1,122.00

	Current	Prior	Total
Billings to Date	1,122.00	2,784.00	3,906.00



Project	20-22-025	A&A / 4th Ave Idaho St Roundabout		Invoice	0166868
Billing Limits		Current	Prior	To-Date	
Total Billings		2,045.14	217,052.02	219,097.16	
Limit				241,300.00	
Remaining				22,202.84	
			Total this Invoice		\$2,045.14

(Note: Clients will be charged 5% for credit card payments.)


 Brad Marshall, Project Manager
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J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Invoice

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

November 9, 2023
Project No: 20-22-025
Invoice No: 0167728

Project 20-22-025 A&A/ 4th Ave Idaho St Roundabout
Professional Services from October 1, 2023 to October 28, 2023

Task 090 Church Easement Access Design

Professional Personnel

Table with 4 columns: Personnel, Hours, Rate, Amount. Rows include Project Accountant - Lead, PLS - Discipline Lead, Project Engineer I, Planner - Senior, and Totals.

Reimbursable Expenses

Table with 4 columns: Expense, Amount, Total. Row includes Mileage.

Total this Task \$1,643.14

Summary table with 4 columns: Billings to Date, Current, Prior, Total. Values: 1,643.14, 10,692.44, 12,335.58.

Task 110 R/W Dedication Vacation

Professional Personnel

Table with 4 columns: Personnel, Hours, Amount. Rows include PLS - Discipline Lead, Project Engineer I, Planner - Senior, and Totals.

Total this Task \$2,016.00

Summary table with 4 columns: Billings to Date, Current, Prior, Total. Values: 2,016.00, 3,906.00, 5,922.00.

Table with 4 columns: Billing Limits, Current, Prior, To-Date. Rows include Total Billings, Limit, and Remaining.

Total this Invoice \$3,659.14



J-U-B ENGINEERS, INC.

Invoice

J-U-B COMPANIES



THE LANDON GROUP



GATEWAY MAPPING INC.

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

December 14, 2023
Project No: 20-22-025
Invoice No: 0168737

Project 20-22-025 A&A/ 4th Ave Idaho St Roundabout
Professional Services from October 29, 2023 to December 2, 2023

Task 090 Church Easement Access Design

Professional Personnel

	Hours	Rate	Amount	
Project Accountant - Lead	.30	105.00	31.50	
Project Engineer II	11.00	190.00	2,090.00	
Planner - Senior	2.00	204.00	408.00	
Totals	13.30		2,529.50	
Total Labor				2,529.50
		Total this Task		\$2,529.50

Billings to Date	Current	Prior	Total	
	2,529.50	12,335.58	14,865.08	
Billing Limits	Current	Prior	To-Date	
Total Billings	2,529.50	222,756.30	225,285.80	
Limit			241,300.00	
Remaining			16,014.20	
		Total this Invoice		\$2,529.50

(Note: Clients will be charged 5% for credit card payments.)

Brad Marshall, Project Manager
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JOB	2204
CODE	009030
APPROVAL	YG
G/L	



J-U-B ENGINEERS, INC.

Invoice

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

January 15, 2024

Project No: 20-22-025

Invoice No: 0169598

Project 20-22-025 A&A/ 4th Ave Idaho St Roundabout

Professional Services from December 3, 2023 to December 30, 2023

Task 090 Church Easement Access Design

Professional Personnel

	Hours	Rate	Amount
Project Accountant - Lead	.30	105.00	31.50
Project Designer - Lead	5.90	158.00	932.20
Project Engineer I	3.00	176.00	528.00
Project Engineer II	17.00	190.00	3,230.00
Planner - Senior	3.00	204.00	612.00
Totals	29.20		5,333.70
Total Labor			5,333.70
		Total this Task	\$5,333.70

	Current	Prior	Total
Billings to Date	5,333.70	14,865.08	20,198.78
Billing Limits	Current	Prior	To-Date
Total Billings	5,333.70	225,285.80	230,619.50
Limit			241,300.00
Remaining			10,680.50
		Total this Invoice	\$5,333.70

(Note: Clients will be charged 5% for credit card payments.)

Brad Marshall, Project Manager
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Project	20-22-025	A&A / 4th Ave Idaho St Roundabout	Invoice	0170412
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Task	110	R/W Dedication Vacation
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Professional Personnel

	Hours	Amount
Survey Technician - Senior	7.00	
PLS - Discipline Lead	2.00	
Project Designer - Lead	.80	
Totals	9.80	
Total Labor		1,595.40
Total this Task		\$1,595.40

	Current	Prior	Total	
Billings to Date	1,595.40	5,922.00	7,517.40	
Billing Limits		Current	Prior	To-Date
Total Billings		7,617.60	230,619.50	238,237.10
Limit				241,300.00
Remaining				3,062.90
Total this Invoice				\$7,617.60

(Note: Clients will be charged 5% for credit card payments.)


 Brad Marshall, Project Manager
 Email invoice to accounting@aacdi.com

Outstanding Invoices

Number	Date	Balance
0169598	1/15/2024	5,333.70
Total		5,333.70



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANDON GROUP



GATEWAY MAPPING INC.

Invoice

A&A Construction & Development, Inc.
 621 W. Mallon Avenue
 Suite 509
 Spokane, WA 99201

March 28, 2024
 Project No: 20-22-025
 Invoice No: 0171459

Project 20-22-025 A&A 4th Ave Idaho St Roundabout
Professional Services from February 4, 2024 to March 2, 2024

Task 070 Sealed Plans Phase 1 (100%)
 Sub Task 001 Sealed Plans Phase 1 100%

Fee

Total Fee	11,800.00		
Percent Complete	100.00	Total Earned	11,800.00
		Previous Fee Billing	11,210.00
		Current Fee Billing	590.00
		Total Fee	590.00
		Total this Sub Task	\$590.00
		Total this Task	\$590.00

	Current	Prior	Total
Billings to Date	590.00	11,210.00	11,800.00

Task 080 Construction Obs and Record Drawings
 Sub Task 001 Construction Obs and Record Drawings

Professional Personnel

	Hours	Amount
Project Engineer I	1.50	
Project Engineer II	1.00	
Totals	2.50	
Total Labor		454.00
		Total this Sub Task
		\$454.00
		Total this Task
		\$454.00

	Current	Prior	Total
Billings to Date	454.00	556.00	1,010.00

JUB	2201
CODE	009030
APPROVAL	JG
G/L	

Project	20-22-025	A&A / 4th Ave Idaho St Roundabout	Invoice	0171459
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Task	090	Church Easement Access Design
------	-----	-------------------------------

Professional Personnel

	Hours	Rate	Amount
Project Engineer I	2.50	176.00	440.00
Project Engineer II	3.00	190.00	570.00
Planner - Senior	10.00	204.00	2,040.00
Totals	15.50		3,050.00
Total Labor			3,050.00
Total this Task			\$3,050.00

Billings to Date	Current	Prior	Total
	3,050.00	25,664.98	28,714.98

Task	110	R/W Dedication Vacation
------	-----	-------------------------

Professional Personnel

	Hours	Amount
Project Accountant - Lead	.30	
PLS - Discipline Lead	2.50	
Totals	2.80	
Total Labor		581.50
Total this Task		\$581.50

Billings to Date	Current	Prior	Total
	581.50	7,517.40	8,098.90

Task	120	Construction Staking T&M
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Professional Personnel

	Hours	Amount
Project Accountant - Lead	.10	
Survey Technician	8.00	
Survey Technician - Senior	11.00	
Professional Land Surveyor	2.00	
Totals	21.10	
Total Labor		2,687.50

Unit Billing

GPS		
MILEAGE		106.40
Total this Task		\$2,793.90

Billings to Date	Current	Prior	Total
	2,793.90	0.00	2,793.90
Total this Invoice			\$7,469.40



J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

J-U-B ENGINEERS, INC.

Invoice

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

April 18, 2024
Project No: 20-22-025
Invoice No: 0172310

Project 20-22-025 A&A/ 4th Ave Idaho St Roundabout
Professional Services from March 3, 2024 to March 30, 2024

Task 080 Construction Obs and Record Drawings
Sub Task 001 Construction Obs and Record Drawings

Professional Personnel

	Hours	Amount
Project Engineer I	4.00	
Project Engineer II	.50	
Totals	4.50	
Total Labor		799.00
	Total this Sub Task	\$799.00
	Total this Task	\$799.00

	Current	Prior	Total
Billings to Date	799.00	1,010.00	1,809.00

Task 090 Church Easement Access Design

Fee

Total Fee	39,000.00		
Percent Complete	89.7436	Total Earned	35,000.00
		Previous Fee Billing	28,714.98
		Current Fee Billing	6,285.02
		Total Fee	6,285.02
		Total this Task	\$6,285.02

	Current	Prior	Total
Billings to Date	6,285.02	28,714.98	35,000.00

Task 110 R/W Dedication Vacation
Professional Personnel

	Hours	Amount
PLS - Discipline Lead	1.50	
Planner - Senior	1.00	
Totals	2.50	
Total Labor		534.00
	Total this Task	\$534.00

	Current	Prior	Total
Billings to Date	534.00	8,098.90	8,632.90

Project	20-22-025	A&A / 4th Ave Idaho St Roundabout	Invoice	0172310
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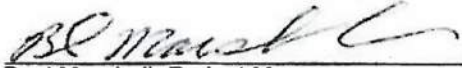
Task	120	Construction Staking T&M
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Professional Personnel

	Hours	Amount
Professional Land Surveyor	1.00	
Totals	1.00	
Total Labor		162.00
Total this Task		\$162.00

	Current	Prior	Total	
Billings to Date	162.00	2,793.90	2,955.90	
Total this Invoice				\$7,780.02

(Note: Clients will be charged 5% for credit card payments.)



Brad Marshall, Project Manager
Email invoice to accounting@aacdi.com



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Invoice

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

May 9, 2024
Project No: 20-22-025
Invoice No: 0172851

Project 20-22-025 A&A/ 4th Ave Idaho St Roundabout
Professional Services from March 31, 2024 to April 27, 2024

Task 080 Construction Obs and Record Drawings
Sub Task 001 Construction Obs and Record Drawings

Professional Personnel

	Hours	Rate	Amount
Project Accountant - Lead	80	105.00	84.00
Project Designer - Lead	6.40	158.00	1,011.20
Project Engineer I	10.50	176.00	1,848.00
Project Engineer II	2.00	190.00	380.00
Planner - Senior	3.00	204.00	612.00
Totals	22.70		3,935.20
Total Labor			3,935.20

Unit Billing

MILEAGE 25.46

Total this Sub Task \$3,960.66

Total this Task \$3,960.66

	Current	Prior	Total
Billings to Date	3,960.66	1,809.00	5,769.66

Task 120 Construction Staking

Professional Personnel

	Hours	Rate	Amount
Project Accountant - Lead	.10	105.00	10.50
Survey Technician	8.00	92.00	736.00
Survey Technician - Senior	18.00	147.00	2,646.00
Professional Land Surveyor	10.00	162.00	1,620.00
Project Engineer I	2.00	176.00	352.00
Planner - Senior	1.50	204.00	306.00
Totals	39.60		5,670.50
Total Labor			5,670.50

Unit Billing

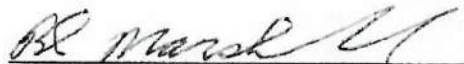
GPS
MILEAGE 216.15

Total this Task \$5,886.65

Project	20-22-025	A&A / 4th Ave Idaho St Roundabout	Invoice	0172851
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	Current	Prior	Total	
Billings to Date	5,886.65	2,955.90	8,842.55	
			Total this Invoice	\$9,847.31

(Note: Clients will be charged 5% for credit card payments.)



Brad Marshall, Project Manager
Email invoice to accounting@aacdi.com



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Invoice

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

June 21, 2024
Project No: 20-22-025
Invoice No: 0174216

Project 20-22-025 A&A 4th Ave Idaho St Roundabout

Professional Services from April 28, 2024 to June 1, 2024

Task 080 Construction Obs and Record Drawings
Sub Task 001 Construction Obs and Record Drawings

Professional Personnel

	Hours	Rate	Amount	
Project Accountant - Lead	.30	105.00	31.50	
Assistant Designer	6.50	87.00	565.50	
CAD Designer - Lead	1.50	149.00	223.50	
Project Designer - Lead	14.30	158.00	2,259.40	
Project Engineer I	28.00	176.00	4,928.00	
Project Engineer II	15.00	190.00	2,850.00	
Project Engineer - Lead	.30	201.00	60.30	
Planner - Senior	4.50	204.00	918.00	
Totals	70.40		11,836.20	
Total Labor				11,836.20

Reimbursable Expenses

Mileage			26.80	
Total Reimbursables			26.80	26.80

Unit Billing

MILEAGE				64.99
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Total this Sub Task \$11,927.99

Total this Task \$11,927.99

	Current	Prior	Total
Billings to Date	11,927.99	5,769.66	17,697.65

Task 120 Construction Staking

Professional Personnel

	Hours	Rate	Amount	
Project Accountant - Lead	.40	105.00	42.00	
Survey Technician	45.00	92.00	4,140.00	
Survey Technician - Senior	57.00	147.00	8,379.00	
Professional Land Surveyor	20.00	162.00	3,240.00	
Project Engineer I	2.50	176.00	440.00	
Planner - Senior	.50	204.00	102.00	
Totals	125.40		16,343.00	
Total Labor				16,343.00

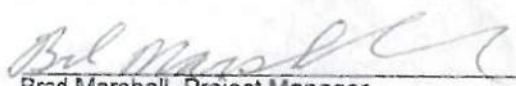
Project	20-22-025	A&A / 4th Ave Idaho St Roundabout	Invoice	0174216
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Unit Billing
GPS
MILEAGE
ROBOTICS

1,010.13
Total this Task **\$17,353.13**

	Current	Prior	Total	
Billings to Date	17,353.13	8,842.55	26,195.68	
			Total this Invoice	\$29,281.12

(Note: Clients will be charged 5% for credit card payments.)



Brad Marshall, Project Manager
Email invoice to accounting@aacdi.com



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Invoice

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

July 17, 2024
Project No: 20-22-025
Invoice No: 0175062

Project 20-22-025 A&A/ 4th Ave Idaho St Roundabout
Professional Services from June 2, 2024 to June 29, 2024

Task 080 Construction Obs and Record Drawings

Sub Task 001 Construction Obs and Record Drawings

Professional Personnel

	Hours	Rate	Amount
Project Accountant - Lead	1.00	105.00	105.00
Assistant Designer	25.50	87.00	2,218.50
Project Engineer I	19.50	176.00	3,432.00
Project Engineer II	3.50	190.00	665.00
Project Engineer - Lead	.30	201.00	60.30
Planner - Senior	6.50	204.00	1,326.00
Totals	56.30		7,806.80
Total Labor			7,806.80
		Total this Sub Task	\$7,806.80
		Total this Task	\$7,806.80

	Current	Prior	Total
Billings to Date	7,806.80	17,697.65	25,504.45

Task 090 Church Easement Access Design

Fee

Total Fee	39,000.00		
Percent Complete	100.00	Total Earned	39,000.00
		Previous Fee Billing	35,000.00
		Current Fee Billing	4,000.00
		Total Fee	4,000.00
		Total this Task	\$4,000.00

	Current	Prior	Total
Billings to Date	4,000.00	35,000.00	39,000.00

Project	20-22-025	A&A / 4th Ave Idaho St Roundabout	Invoice	0175062
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Task 120 Construction Staking

Professional Personnel

	Hours	Rate	Amount	
Project Accountant - Lead	.80	105.00	84.00	
Survey Technician - Senior	11.00	147.00	1,617.00	
Professional Land Surveyor	3.50	162.00	567.00	
Project Engineer I	.50	176.00	88.00	
Totals	15.80		2,356.00	
Total Labor				2,356.00

Unit Billing

GPS

MILEAGE

216.15

Total this Task \$2,572.15

	Current	Prior	Total	
Billings to Date	2,572.15	26,195.68	28,767.83	
				Total this Invoice \$14,378.95

(Note: Clients will be charged 5% for credit card payments.)


 Brad Marshall, Project Manager
 Email invoice to accounting@aacdi.com



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Invoice

A&A Construction & Development, Inc.
621 W. Mallon Avenue
Suite 509
Spokane, WA 99201

August 9, 2024

Project No: 20-22-025

Invoice No: 0175655

Project 20-22-025 A&A/ 4th Ave Idaho St Roundabout

Professional Services from June 30, 2024 to August 3, 2024

Task 080 Construction Obs and Record Drawings

Sub Task 001 Construction Obs and Record Drawings

Professional Personnel

	Hours	Rate	Amount
Project Accountant - Lead	1.20	109.00	130.80
Assistant Designer	4.50	91.00	409.50
Project Engineer I	.50	181.00	90.50
Planner - Senior	12.50	214.00	2,675.00
Totals	18.70		3,305.80
Total Labor			3,305.80

Total this Sub Task \$3,305.80

Total this Task \$3,305.80

	Current	Prior	Total
Billings to Date	3,305.80	25,504.45	28,810.25

Task 110 R/W Dedication Vacation

Professional Personnel

	Hours	Amount
Planner - Senior	2.50	
Totals	2.50	
Total Labor		535.00

Total this Task \$535.00

	Current	Prior	Total
Billings to Date	535.00	8,632.90	9,167.90

Total this Invoice \$3,840.80

(Note: Clients will be charged 5% for credit card payments.)

Brad Marshall
Brad Marshall, Project Manager
Email invoice to accounting@aacdi.com

Outstanding Invoices

Number	Date	Balance
0170412	2/15/2024	500.00
0174216	6/21/2024	29,281.12
0175062	7/17/2024	14,378.95
Total		44,160.07



Michael Terrell - Landscape Architecture, PLLC

5312 S Chapman Rd
Greenacres, WA 99016
Phone # 509-922-7449

mterrell@mt-la.com

Invoice

Date	Invoice #
12/15/2022	5165

Bill To
A&A Construction and Development Attn: Ryan Ruffcorn 108 N. Washington, Suite 603 Spokane, WA 99201

For:

22-022 4th Ave. / Idaho St. Roundabout
--

Item	Description	Contract Amt	Prior Amt	Prior %	Curr %	Total %	Amount					
Task I	Preliminary Design	1,170.00			12.32%	12.32%	144.13					
Task II	Concept Design and Construction Documents	3,785.00			0.00%	0.00%	0.00					
Task III	Bidding (TBD)	0.00					0.00					
Task IV	Construction Administration (TBD)	0.00					0.00					
Expenses		180.00			0.00%	0.00%	0.00					
					<table border="1"> <tbody> <tr> <td>LABOR</td> <td>2204</td> </tr> <tr> <td>EQUIP</td> <td>009060</td> </tr> <tr> <td>PROFIT</td> <td>56</td> </tr> </tbody> </table>		LABOR	2204	EQUIP	009060	PROFIT	56
LABOR	2204											
EQUIP	009060											
PROFIT	56											
					Total		\$144.13					



Michael Terrell - Landscape Architecture, PLLC

5312 S Chapman Rd
Greenacres, WA 99016
Phone # 509-922-7449

mterrell@mt-la.com

Invoice

Date	Invoice #
5/15/2023	5363

Bill To
A&A Construction and Development Attn: Ryan Ruffcorn 108 N. Washington, Suite 603 Spokane, WA 99201

For:

22-022 4th Ave. / Idaho St. Roundabout
--

Item	Description	Contract Amt	Prior Amt	Prior %	Curr %	Total %	Amount
Task I	Preliminary Design	1,170.00	144.13	12.32%	87.68%	100.00%	1,025.87
Task II	Concept Design and Construction Documents	3,785.00			19.92%	19.92%	754.13
Task III	Bidding (TBD)	0.00					0.00
Task IV	Construction Administration (TBD)	0.00					0.00
Expenses	13.5 miles	180.00			4.69%	4.69%	8.44
						Total	\$1,788.44

JOB	2204
CODE	009060
APPROVAL	JL
G/L	



Michael Terrell - Landscape Architecture, PLLC

5312 S Chapman Rd
Greenacres, WA 99016
Phone # 509-922-7449

mterrell@mt-la.com

Invoice

Date	Invoice #
6/15/2023	5408

Bill To
A&A Construction and Development Attn: Ryan Ruffcorn 108 N. Washington, Suite 603 Spokane, WA 99201

For:

22-022 4th Ave. / Idaho St. Roundabout
--

Item	Description	Contract Amt	Prior Amt	Prior %	Curr %	Total %	Amount								
Task I	Preliminary Design	1,170.00	1,170.00	100.00%	0.00%	100.00%	0.00								
Task II	Concept Design and Construction Documents	3,785.00	754.13	19.92%	2.52%	22.45%	95.50								
Task III	Bidding (TBD)	0.00					0.00								
Task IV	Construction Administration (TBD)	0.00					0.00								
Expenses		180.00	8.44	4.69%	0.00%	4.69%	0.00								
						<table border="1"> <tbody> <tr> <td>JOB</td> <td>2204</td> </tr> <tr> <td>CODE</td> <td>009060</td> </tr> <tr> <td>APPROVAL</td> <td>JR</td> </tr> <tr> <td>G/L</td> <td></td> </tr> </tbody> </table>		JOB	2204	CODE	009060	APPROVAL	JR	G/L	
JOB	2204														
CODE	009060														
APPROVAL	JR														
G/L															
Total						\$95.50									



Michael Terrell - Landscape Architecture, PLLC

5312 S Chapman Rd
Greenacres, WA 99016
Phone # 509-922-7449

mterrell@mt-la.com

Invoice

Date	Invoice #
7/15/2023	5453

Bill To
A&A Construction and Development Attn: Ryan Ruffcorn 108 N. Washington, Suite 603 Spokane, WA 99201

For:

22-022 4th Ave. / Idaho St. Roundabout
--

Item	Description	Contract Amt	Prior Amt	Prior %	Curr %	Total %	Amount								
Task I	Preliminary Design	1,170.00	1,170.00	100.00%	0.00%	100.00%	0.00								
Task II	Concept Design and Construction Documents	3,785.00	849.63	22.45%	0.96%	23.41%	36.25								
Task III	Bidding (TBD)	0.00					0.00								
Task IV	Construction Administration (TBD)	0.00					0.00								
Expenses		180.00	8.44	4.69%	0.00%	4.69%	0.00								
						<table border="1"> <tbody> <tr> <td>JOB</td> <td>2204</td> </tr> <tr> <td>CODE</td> <td>009060</td> </tr> <tr> <td>APPROVAL</td> <td>JR</td> </tr> <tr> <td>C/L</td> <td></td> </tr> </tbody> </table>		JOB	2204	CODE	009060	APPROVAL	JR	C/L	
JOB	2204														
CODE	009060														
APPROVAL	JR														
C/L															
						Total	\$36.25								



Michael Terrell - Landscape Architecture, PLLC

5312 S Chapman Rd
Greenacres, WA 99016
Phone # 509-922-7449

mterrell@mt-la.com

Invoice

Date	Invoice #
3/15/2024	5767

Bill To
A&A Construction and Development Attn: Ryan Ruffcorn 108 N. Washington, Suite 603 Spokane, WA 99201

For:

22-022 4th Ave. / Idaho St. Roundabout
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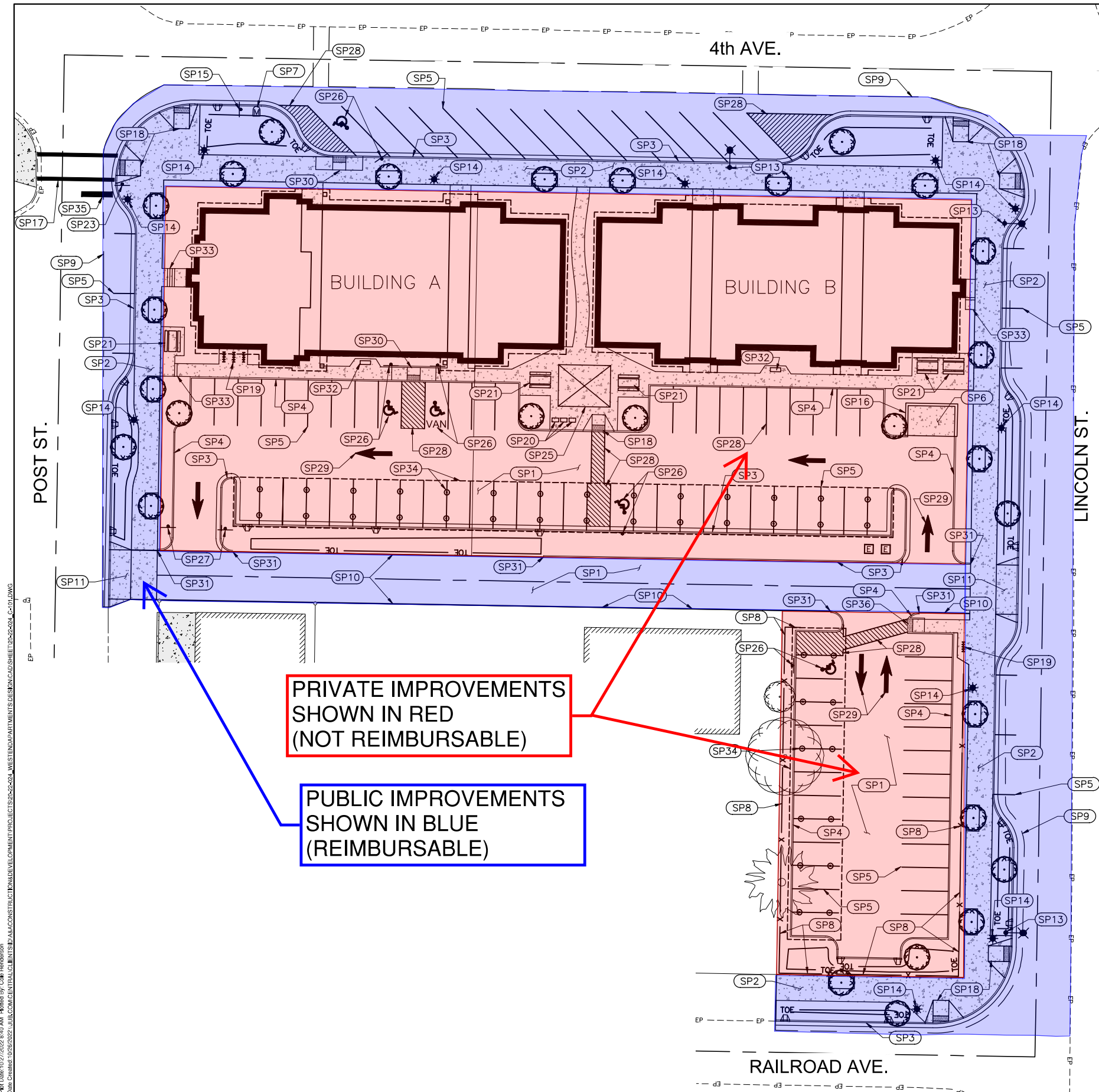
Item	Description	Contract Amt	Prior Amt	Prior %	Curr %	Total %	Amount
Task I	Preliminary Design	1,170.00	1,170.00	100.00%	0.00%	100.00%	0.00
Task II	Concept Design and Construction Documents	3,785.00	885.88	23.41%	51.59%	75.00%	1,952.68
Task III	Bidding (TBD)	0.00					0.00
Task IV	Construction Administration (TBD)	0.00					0.00
Expenses		180.00	8.44	4.69%	0.00%	4.69%	0.00
						Total	\$1,952.68

JOB	2204
CODE	009060
APPROVAL	JC
GL	

Appendix G

Phase C (West End Apartments)
and Phase F (4th and Idaho Roundabout)
Reimbursable Area Delineation

Pk1 Date: 10/27/2022 8:40 AM Plotted By: Cole Henderson
 Date Created: 10/27/2022 J:\JUB.COM\CENTRAL\CLIENTS\JUB.COM\CONSTRUCTION\DEVELOPMENT\PROJECTS\2022-2024\WEST END APARTMENTS\DESIGN\CAD\SHEET\C-101.DWG



PRIVATE IMPROVEMENTS
 SHOWN IN RED
 (NOT REIMBURSABLE)

PUBLIC IMPROVEMENTS
 SHOWN IN BLUE
 (REIMBURSABLE)

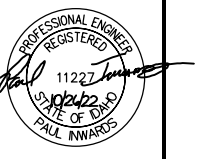
KEYED NOTES:

SITE PLAN

- (SP1) STANDARD DUTY ASPHALT PAVEMENT (1/2000)
- (SP2) CONCRETE SIDEWALK PER CITY STD DWG SD 2012, TYP.
- (SP3) CONCRETE CURB AND GUTTER PER CITY STANDARD DETAIL SD 2010
- (SP4) STANDARD STRAIGHT CURB PER CITY STANDARD DETAIL SD 2009
- (SP5) 4" WHITE SOLID PAINT STRIPE, TYP.
- (SP6) CONCRETE SLAB ON GRADE FOR TRASH ENCLOSURE (6/2000)
- (SP7) MAILBOXES FOR ADJACENT PROPERTIES TO THE NORTH. SPECIFIC MAILBOX TYPE AND MOUNTING STRUCTURE TO BE APPROVED BY THE POST MASTER PRIOR TO INSTALLATION.
- (SP8) 6-FT TALL FENCING - SEE ARCHITECTURAL PLANS FOR DETAILS
- (SP9) SAWCUT AND MATCH EXISTING PAVEMENT
- (SP10) EDGE OF PAVEMENT, TYP.
- (SP11) 19'W DRIVEWAY APPROACH TYPE B PER CITY STD DWG SD 2015
- (SP12) 4" WHITE SOLID PAINT STRIP AT 22' O.C. TYP.
- (SP13) COBRA HEAD STYLE STREET LIGHT (100W EQUIVALENT LED) ON STEEL POLE PER CITY OF POST FALLS AND AVISTA STANDARDS. TYP. CONTRACTOR TO COORDINATE WITH ELECTRICAL AND AVISTA DESIGNS. 300' MAX. SPACING
- (SP14) ANTIQUE DECORATIVE PEDESTRIAN LIGHT WITH HANOVER PENDANT FIXTURE (LITHONIA EHL16 RT 49LED 525MA 4K GCF MVOLT R3 DBUQ), ARM (LITHONIA EA4WB/BO), AND CONCRETE POLE (AMERON 5B119SPL), TYP. CONTRACTOR TO COORDINATE WITH ELECTRICAL AND AVISTA DESIGNS. 100' SPACING, TYP.
- (SP15) POST MOUNTED SPEED LIMIT SIGN R2-1; 30" (35 MPH) FACING WEST PER CITY STD DWG SD 2017. SALVAGE EXISTING FOR REINSTALLATION. INSTALLATION PER CITY STD DWG SD 2016.
- (SP16) TRASH ENCLOSURE - SEE ARCHITECTURAL PLANS FOR DETAILS
- (SP17) STANDARD PEDESTRIAN CROSSING AND PED CROSSING SIGNS PER CITY STD DWG SD 2021.
- (SP18) PEDESTRIAN RAMP, TYPE A, PER CITY STD DWG SD 2013, TYP.
- (SP19) BIKE RACKS - SEE ARCHITECTURAL PLANS FOR DETAILS
- (SP20) MAILBOXES - SEE ARCHITECTURAL PLANS FOR DETAILS
- (SP21) PICNIC TABLE AND BENCHES - SEE ARCHITECTURAL PLANS FOR DETAILS.
- (SP22) NOT USED
- (SP23) POST MOUNTED STOP SIGN (R1-1) WITH "N. POST ST" STREET SIGN WITH GREEN BASE AND "4TH AVE" STREET SIGN WITH GREEN BASE PER CITY STD DWGS SD 2017 AND SD 2018. INSTALLATION PER CITY STD DWG SD 2016.
- (SP24) NOT USED
- (SP25) GAZEBO - SEE ARCHITECTURAL PLANS FOR DETAILS
- (SP26) ACCESSIBLE PARKING SIGN, TYP. SIGN BASE AND ACCESSIBLE PARKING SYMBOL, TYP.
- (SP27) POST MOUNTED "DO NOT ENTER" (30" R5-1) SIGN (2/2000)
- (SP28) 4" WIDE SOLID WHITE PAINT STRIPING, 2-FT O.C. @ 45° ANGLE AND PERIMETER
- (SP29) PAINTED WHITE DIRECTIONAL ARROWS. TYP. (5/2000)
- (SP30) MID-BLOCK PED RAMP PER ISPWC STD DWG SD-712G
- (SP31) CONCRETE CURB TERMINATION (7/2000)
- (SP32) BENCHES - SEE ARCHITECTURAL PLANS FOR DETAILS
- (SP33) CONCRETE STAIRS
- (SP34) COVERED PARKING STRUCTURE. ROOF OUTLINE AND SUPPORT POSTS SHOWN. SEE ARCHITECTURAL PLANS FOR DETAILS.
- (SP35) PAINTED WHITE STOP BAR (5/2000)
- (SP36) PEDESTRIAN RAMP WITH TRUNCATED DOMES



J-U-B ENGINEERS, INC.
 7825 Meadowlark Way
 Coeur d'Alene, ID 83815
 Phone: 208.762.8787
 www.jub.com



NO.	DESCRIPTION	DATE

**WEST END APARTMENTS
 POST FALLS, IDAHO**
 SITE PLAN

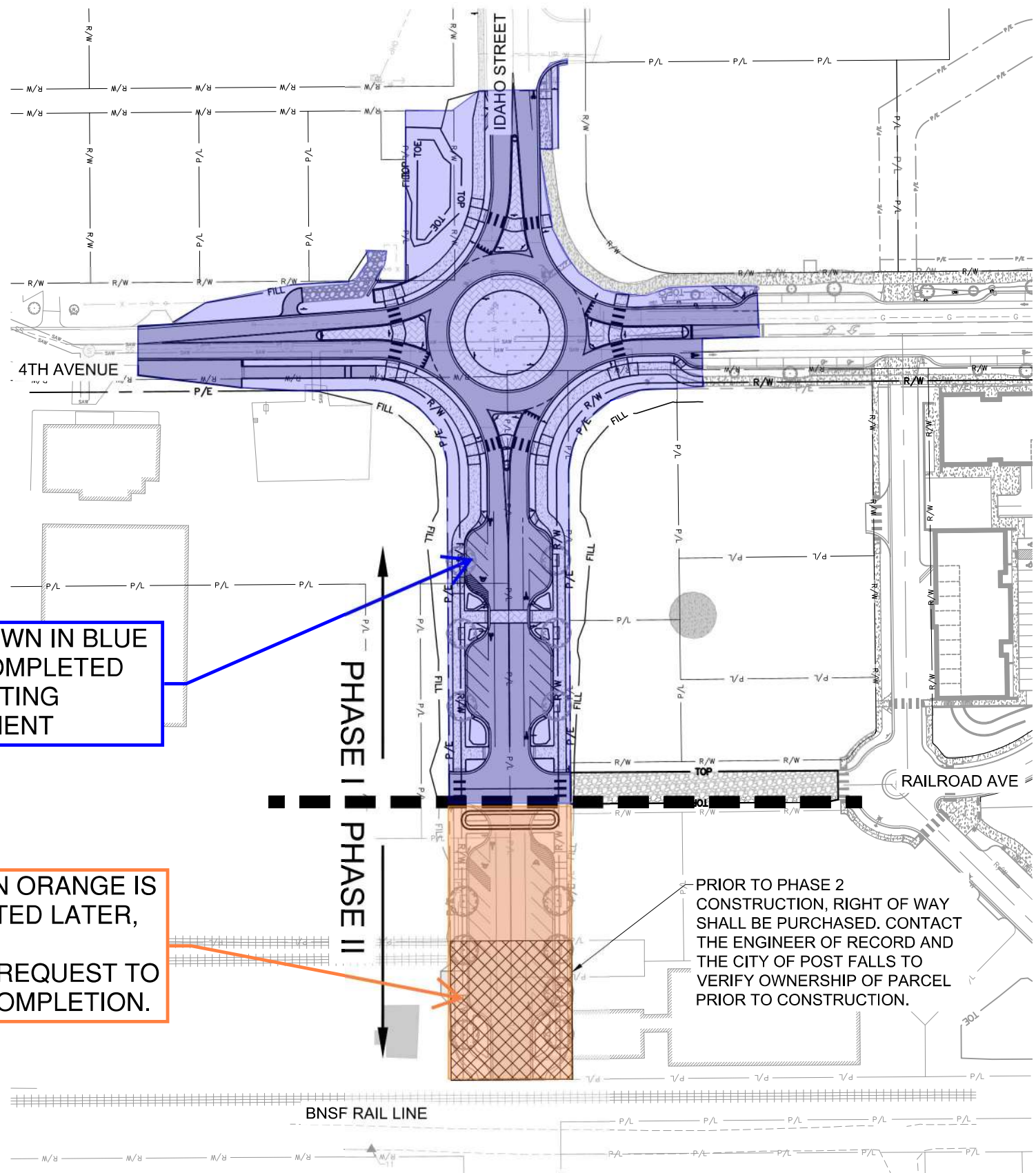


**CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
 YOU DIG, GRADE, OR EXCAVATE FOR THE
 MARKING OF UNDERGROUND MEMBER
 UTILITIES**

FILE: 2022-024_C-101
 JUB PROJ #: 2022-024
 DRAWN BY: HDD
 DESIGN BY: CCH
 CHECKED BY: PSM
 ONE INCH
 AT FULL SIZE, IF NOT ONE
 INCH, SCALE ACCORDINGLY
 LAST UPDATED: 10/27/2022
 SHEET NUMBER:
C-101

THESE APPROVED PLANS MUST BE ON-SITE FOR INSPECTION

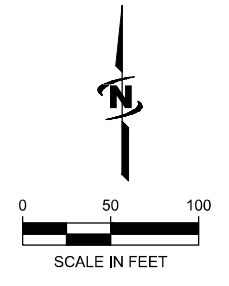
Plot Date: 3/11/2024 2:26 PM Plotted By: Davonta Miles
 Date Created: 5/18/2023 \\JUB\CENTRAL\CLIENTS\IDAHO\CONSTRUCTION\DEVELOPMENT\PROJECTS\20-22-025 - 4TH AND IDAHO ROUNDABOUT\DESIGN\CAD\SHEET\20-22-025_G-007.DWG



PHASE 1 SHOWN IN BLUE HAS BEEN COMPLETED AND REQUESTING REIMBURSEMENT

PHASE 2 SHOWN IN ORANGE IS TO BE CONSTRUCTED LATER, ALONG WITH THE REIMBURSEMENT REQUEST TO FOLLOW UPON COMPLETION.

PRIOR TO PHASE 2 CONSTRUCTION, RIGHT OF WAY SHALL BE PURCHASED. CONTACT THE ENGINEER OF RECORD AND THE CITY OF POST FALLS TO VERIFY OWNERSHIP OF PARCEL PRIOR TO CONSTRUCTION.



J-U-B ENGINEERS, INC.
 7825 Meadowlark Way
 Coeur d'Alene, ID 83815
 Phone: 208.762.8787



REUSE OF DRAWINGS
 JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT, AND TRADE SECRET RIGHTS IN ALL INFORMATION CONTAINED HEREIN. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

NO.	DESCRIPTION	BY	DATE

4TH AND IDAHO ROUNDABOUT
 POST FALLS, IDAHO

GENERAL
 CONSTRUCTION PHASING DELINEATION



FILE: 20-22-025_G-009
 JUB PROJ #: 20-22-025
 DRAWN BY: JVK
 DESIGN BY: BKK
 CHECKED BY: GSH
 ONE INCH
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 5/18/2023
 SHEET NUMBER:
G-007
 SHEET: 7 OF 52

Appendix H

Updated Cost Estimate for URA OPA to
Include 4th and Idaho Roundabout
Improvements (Within Phase F)



ENGINEER'S OPINION OF PROBABLE COST

PROJECT: 4th Ave. and Idaho St. Roundabout - Millworx URA 5/22/2024

PROJECT DESCRIPTION: 4th Ave. and Idaho St. Roundabout - URA OPA Cost Estimate

CLIENT: A&A Construction & Development

J-U-B PROJ. NO.: 20-22-025

ITEM NO.	DESCRIPTION	TOTAL COSTS
4th Ave. and Idaho St. Roundabout		
1	Mobilization	\$143,700
2	Demolition	\$96,080
3	Erosion Control	\$22,300
4	Earthwork and Site Grading	\$180,000
5	Traffic Control	\$25,000
6	Sanitary Sewer	\$26,340
7	Domestic and Fire Water	\$39,060
8	Storm Drainage	\$107,025
9	Planting and Irrigation	\$152,700
10	Site Concrete	\$561,730
11	Asphalt Paving and Subgrade Rock	\$263,548
12	Striping and Signage	\$76,750
13	Electrical Service	\$328,640
14	Public Art	\$117,082
TOTAL ESTIMATED CONSTRUCTION COSTS		\$2,139,955
	Soft Costs (Anticipated Actual Soft Costs 12% of Construction Cost)	\$256,795
TOTAL ESTIMATED COSTS (CONSTRUCTION + SOFT)		\$2,396,750

CCH

J-U-B ENGINEERS, INC.

7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787



ENGINEER'S OPINION OF PROBABLE COST

PROJECT: 4th Ave. and Idaho St. Roundabout - Millworx URA 5/22/2024

PROJECT DESCRIPTION: 4th Ave. and Idaho St. Roundabout - URA OPA Cost Estimate

CLIENT: A&A Construction & Development

CLIENT PROJ. NO.: J-U-B PROJ. NO.: 20-22-025

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1	Mobilization				\$143,700
	Mobilization (8% of Civil/Landscaping Total)	1	LS	\$143,700	\$143,700
2	Demolition				\$96,080
	Site Demolition & Haul-Off	1	LS	\$95,000	\$95,000
	Saw Cutting	180	LF	\$6	\$1,080
3	Erosion Control				\$22,300
	Sediment Control	1	LS	\$15,000	\$15,000
	Silt Fence	260	LF	\$5	\$1,300
	Vehicle Tracking Control	2	EA	\$3,000	\$6,000
4	Earthwork and Site Grading				\$180,000
	Site Grading (Approximately 8,100 C.Y. of imported material in addition to project site grading)	1	LS	\$180,000	\$180,000
5	Traffic Control				\$25,000
	Traffic Control	1	LS	\$25,000	\$25,000
6	Sanitary Sewer				\$26,340
	Sanitary Sewer Manhole	1	EA	\$4,100	\$4,100
	Adjust Existing Sewer Manhole Lid	1	EA	\$1,300	\$1,300
	8" PVC Sanitary Sewer Pipe	270	LF	\$72	\$19,440
	8" Sewer Pipe Cap & Mark	1	EA	\$1,500	\$1,500
7	Domestic and Fire Water				\$39,060
	Adjust Existing Cast Iron Valve Corners	3	EA	\$800	\$2,400
	8" PVC Domestic Water Main	330	LF	\$72	\$23,760
	1.5" Valve	1	EA	\$2,800	\$2,800
	1.5" Irrigation Meter	1	EA	\$8,000	\$8,000
	8" Domestic Water Cap & Mark	1	EA	\$2,100	\$2,100
8	Storm Drainage				\$107,025
	Catch Basin	10	EA	\$2,400	\$24,000
	Single Depth Drywell	4	EA	\$4,500	\$18,000
	Double Depth Drywell	1	EA	\$5,600	\$5,600
	8" PVC Storm Drain Pipe	545	LF	\$65	\$35,425
	8'X15' Splash Pad	3	EA	\$8,000	\$24,000
9	Planting and Irrigation				\$152,700
	Trees (2")	15	EA	\$900	\$13,500
	Other Site Planting	1	LS	\$25,000	\$25,000
	Site Irrigation	1	LS	\$45,000	\$45,000
	Tree Grates	13	EA	\$3,400	\$44,200
	Decorative Rock/Boulders	1	LS	\$25,000	\$25,000

CLIENT:		A&A Construction & Development			
CLIENT PROJ. NO.		J-U-B PROJ. NO.: 20-22-025			
ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
10	Site Concrete				\$561,730
	Sidewalk, 4" thickness and 2" CSTC	1,583	SY	\$95	\$150,385
	Decorative Concrete Pavement (Truck Apron and Crosswalk)	394	SY	\$200	\$78,800
	Splitter Island Concrete	327	SY	\$85	\$27,795
	Concrete ADA Ramps with Truncated Domes	29	EA	\$3,500	\$101,500
	Bike Ramp with Truncated Domes	6	EA	\$500	\$3,000
	Truck Apron Curb	302	LF	\$75	\$22,650
	Central Island Curb	220	LF	\$155	\$34,100
	Standard Straight Curb	745	LF	\$70	\$52,150
	Rolled Curb	50	LF	\$75	\$3,750
	Concrete Curb and Gutter	1,990	LF	\$40	\$79,600
	Curb Cuts	8	EA	\$1,000	\$8,000
11	Asphalt Paving and Subgrade Rock				\$263,548
	Crushed Surfacing Top Course (6") - Standard Duty	1,884	TON	\$62	\$116,808
	Asphalt Pavement (3")	1,012	TON	\$145	\$146,740
12	Striping and Signage				\$76,750
	ROW Roadway Striping	6,750	LF	\$1	\$6,750
	MMA (Methyl Methacrylate) - Traffic Paint	650	SF	\$16	\$10,400
	Roadway Symbols (ADA, Biker + Arrow)	11	EA	\$100	\$1,100
	RRFB Pedestrian Crossing Signage	2	EA	\$12,000	\$24,000
	Roadway Signage	46	EA	\$750	\$34,500
13	Electrical Service				\$328,640
	Cobra Head Style Street Light in ROW	11	EA	\$11,000	\$121,000
	Antique Decorative Pedestrian Light in ROW	13	EA	\$15,000	\$195,000
	Junction Box	2	EA	\$3,800	\$7,600
	Dry Utility Trenching and Conduit	840	LF	\$6	\$5,040
14	Public Art				\$117,082
	Artwork	1	LS	\$117,082	\$117,082
TOTAL ESTIMATED CONSTRUCTION COSTS					\$2,139,955
CCH		J-U-B ENGINEERS, INC.			
7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787					