



**Lewiston Urban Renewal Agency
REGULAR MEETING AGENDA
December 9, 2025 - 12:00 PM
Lewiston City Hall – Back Conference Room – 1134 F Street
Lewiston, Idaho 83501**

Seating will be available on a first-come, first-served basis.

I. CALL TO ORDER

II. CITIZEN COMMENTS

An opportunity for citizens to address the Agency. Citizens are asked to limit their time to three (3) minutes each. Comments and questions can be made by: 1) attending in-person; 2) emailing comments and questions prior to the start of the meeting to sgrow@cityoflewiston.org or dortiz@cityoflewiston.org; 3) mailing written comments prior to the start of the meeting to Katie Hollingshead, PO Box 617, Lewiston ID 83501; or 4) calling 208-746-1318 x 7265 and leaving a message. Your comments will then be forwarded to the Urban Renewal Agency.

III. ACTIVE AGENDA

A. APPROVAL OF MINUTES, NOVEMBER 13, 2025 MEETING - ACTION ITEM

B. APPROVAL OF INVOICES - ACTION ITEM

1. O'SULLIVAN LEGAL PLLC, LEGAL SERVICES, NOVEMBER 2025, \$265.50

C. EAST ORCHARDS SEWER PHASE 3 CONSTRUCTION PROJECT, MERRICK CONTRACT AMENDMENT REQUEST, \$44,404. - ACTION ITEM

D. EAST ORCHARDS SEWER PHASE 3 CONSTRUCTION PROJECT, M.L. ALBRIGHTS CHANGE ORDER REQUEST, \$48,924.85. - ACTION ITEM

E. REVIEW OF FINANCIAL SUMMARY

1. OCTOBER 2025

IV. UNFINISHED & NEW BUSINESS

A. BOARD MEMBER COMMENTS

B. STAFF COMMENTS

1. JANUARY MEETING ON JANUARY 13, 2026

2. AT LARGE SEAT STILL OPEN

V. ADJOURNMENT - Action Item

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact Nikki Province, ADA

Coordinator, at least forty-eight (48) hours in advance of the meeting at 208-746-3671 x 6211.

November 13, 2025

THE URBAN RENEWAL AGENCY BOARD OF THE CITY OF LEWISTON, IDAHO, met in a special meeting Thursday, November 13, 2025, at the Bell Building 2nd Floor Conference Room. Vice Chairperson Tim Switzer called the meeting to order at 12:03 p.m.

I. CALL TO ORDER

BOARD MEMBERS PRESENT: Tim Switzer, Vice Chair; Jim Kleeburg; A.L. “Butch” Alford; Joe Anderson (via Zoom at 12:10 pm);

BOARD MEMBERS EXCUSED: Sheila Bond, Chairperson;

STAFF MEMBERS PRESENT: Katie Hollingshead, URA Director;

OTHERS PRESENT: Thad O’Sullivan, URA Legal Counsel (via Zoom); Luke Antonich, City Engineer; Bill Maughan, Lewiston Orchards Irrigation District; Barney Metz, Lewiston Orchards Irrigation District, Mathew Wright, Lewiston City Councilor

II. CITIZEN COMMENTS

Luke Antonich, City Engineer, told the board that the Capital Improvement Plan (CIP) is currently on the City’s website and citizens are invited to review it and provide public comment. Citizens’ comments help the Public Works Department and the City Council designate priorities for improvement projects in the next year.

III. ACTIVE AGENDA (ACTION ITEM)

A. Approval of Minutes, October 14, 2025 – Action Item

Motion carried 3-0 (Board member Anderson arrived after the vote).

B. Approval of Invoices – Action Item

1. O’ Sullivan Legal PLLC, Legal Services, October 2025, \$619.50

2. City of Lewiston, Reimbursement Request, East Orchards Sewer Phase 3 Construction, \$55,600.00

Vice Chair Switzer asked if there were any questions. Director Hollingshead let the board know that the reimbursement to the City of Lewiston was for engineering services with Merrick who had designed the sewer plans for the East Orchards Sewer Phase 3. Board members Alford and Kleeburg moved and seconded to approve the invoices. Motion carried 3-0 (Board member Anderson arrived after the vote).

C. Approval of Engagement Letter with Presnell Gage for the annual audit – Action Item

Director Hollingshead briefly reviewed the letter of engagement from Presnell Gage for the annual Urban Renewal Agency financial audit. Board members Alford and Kleeburg moved and seconded to approve the letter of Engagement with Presnell Gage for the annual URA audit. Motion carried 3-0 (Board member Anderson arrived after the vote).

D. Review of Financial Summary – Informational Item

Director Hollingshead stated that she had not received the Financial Summary from the Finance Department in time for the meeting, so it would be added to the December agenda.

E. Review of Downtown/Normal Hill Revenue Allocation Area #7 Plan and Prioritization of Projects – Action Item

Director Hollingshead reviewed the plan and project list for the Downtown/Normal Hill Revenue Allocation Area #7 and the current estimates for increment over the life of the RAA. Director Hollingshead invited City Engineer, Luke Antonich to speak about the City’s plans for the downtown reconstruction. Mr. Antonich stated that since the general obligation bond did not pass with super majority that the city is regrouping and determining priorities for the downtown corridor. The Capital Improvement Plan is currently out on the city website and this provides an opportunity for the public to weigh in on projects and priorities. Downtown has been high on the list for years and there is infrastructure that has to be repaired and replaced, it is not an option to not do this work.

Board member Alford stated that he was disappointed to see that the quiet campaign did not work and that while he understands that the city could not advocate for the bond he was disappointed that other groups in the city did not push an ancillary effort to encourage a yes vote.

The board chose not to make a priority list at this time and would like to hear back from Mr. Antonich after the Capital Improvement Plan has been completed.

Legal Counsel O’Sullivan asked if the board could revisit Active Agenda Items A, B, and C since board member Anderson had arrived after the vote.

Vice Chair Switzer asked for a motion on the approval of minutes, October 14, 2025. Board members Alford and Kleeburg, moved and seconded, respectively to approve. Motion carried 4-0.

Vice Chair Switzer asked for a motion on the invoices to O’Sullivan Legal PLLC and the City of Lewiston reimbursement. Board members Anderson and Kleeburg, moved and seconded, respectively to approve the invoices. Motion carried 4-0.

Vice Chair Switzer asked for a motion to approve the engagement letter with Presnell Gage for the annual Urban Renewal Agency financial audit. Board members Alford and Kleeburg, moved and seconded, respectively to approve. Motion carried 4-0.

IV. UNFINISHED AND NEW BUSINESS

A. Board Member Comments

None.

B. Staff Comments

Director Hollingshead stated that the next regular meeting is December 9th and asked if anyone was unable to attend. All board members stated they were available to attend.

V. ADJOURN (ACTION ITEM)

There being no further business, Board members Kleeburg and Alford moved and seconded, respectively, to adjourn. The motion carried 4-0 and the Urban Renewal Agency Board adjourned at approximately 12:29 p.m.

RESPECTFULLY SUBMITTED,

ATTEST:

KATIE HOLLINGSHEAD,
RECORDING SECRETARY

URBAN RENEWAL AGENCY CHAIR

Approved this _____ day of _____, 2025

O'Sullivan Legal PLLC

PO Box 8027
3120 S Grand Blvd
Spokane, 99203
PHONE: 5094344547

INVOICE

INVOICE NUMBER: 467
INVOICE DATE: DECEMBER 01, 2025

City of Lewiston URA
215 D Street
Lewiston, ID 83501

DATE	PROJECT	DESCRIPTION	HOURS	RATE	AMOUNT
NOV-05-25	General Legal	Correspondence; review letter	0.30	\$295.00	\$88.50
NOV-13-25	General Legal	Prepare for and attend meeting	0.60	\$295.00	\$177.00
		Total amount of this invoice			\$265.50

ACCOUNT INFORMATION

Prior account balance as of NOV-03-2025	\$619.50
Payment NOV-17-2025 - Check 1579	(\$619.50)
Invoice 467 DEC-01-2025	\$265.50
Current account balance	\$265.50

AMOUNT DUE: \$265.50



Exhibit A-3

City of Lewiston East Orchards Sewer Project: Phase 3 (FY 2023) AMENDMENT NO.3 – Additional Construction Phase Services

Project Name:	East Orchards Sewer Project: Phase 3 (FY 2023)
Client:	City of Lewiston, Idaho
Client Project Manager:	Joe Kaufman, P.E.
Merrick Project No.:	181.0270
Client Project Number:	WW056

SECTION 1 – Description

Background:

Merrick has provided the following sanitary sewer engineering services, as of November 11, 2025.

1. Burrell Avenue (1800/1900 Block) & 20th Street (Grelle Ave. to Birch Ave.) Design Plans and Contract Manual
 - a. Segment: 1, 17, 18, 19
 - b. ±3,770 lineal feet
2. Grelle Avenue Design Plans (21st Street to 22nd Street)
 - a. Segment: 7
 - b. ±1,267 lineal feet
3. 20th Street Preliminary Design Plans (Birch Avenue to Ripon Avenue)
 - a. Segment: 20
 - b. ±647 lineal feet
4. Construction administration and onsite observation for the partially-constructed Segments 7, 17, 18, 19.
5. Rock borings for all EOS segments remaining unconstructed.

These scopes of services were performed under the professional services agreement executed between Merrick and the City of Lewiston dated January 9th, 2023 and as amended on January 24th, 2024 (Amendment 1, Segment 7 Final Design) and on June 5th, 2024 (Amendment 2, Remaining Rock Borings).

Purpose:

The original agreement included final design of Segments 1, 17, 18, and 19 and preliminary design of Segments 7 and 20. It also included construction phase services for Segments 1, 17, 18, and 19 consisting of 24, 8-hour days of onsite construction observation and construction administration for a 12-week construction duration. The City anticipated using internal staffing for onsite observation in excess of that provided by Merrick. Subsequently, the City did not have available staff to provide the additional onsite observation required by the project and thus, asked Merrick to provide those services in addition to the effort budgeted for in the original agreement.

Amendment 1 provided for final design of Segment 7 with no change to construction phase services, onsite observation or contract administration. Additional construction phase services were also not contemplated in Amendment 2.



504 Main St, Ste. 310
Lewiston, Idaho 83501



Tel. +1 208-780-3990



hello@merrick.com
www.merrick.com



SECTION 2 – Amended Scope of Professional Services

This Amendment No. 3 is intended to increase the contract administration and onsite observation budgets for the additional work already completed by Merrick, and the forecast amount of effort remaining for the duration of the construction contract, as indicated in the following table:

	Original Budget	Forecast Total	This Amendment
Construction Mgmt	\$ 32,030	\$ 41,007	\$ 8,977
Construction Observation	\$ 37,200	\$ 72,627	\$ 35,427
Total	\$ 69,230	\$ 113,634	\$ 44,404

Assumes 11 weeks of heavy construction remaining
 4 hr/week for CMS
 4 hr/week for Observation

Merrick reserves the right to request additional construction phase services budget if construction duration exceeds the anticipated duration.

SECTION 3 – Amended Contract Summary

Billing and payment terms for added or adjusted tasks shall be as outlined in the original agreement and as amended.

The original and amended engineering budgets for each Task are summarized in the table below.

East Orchards Sewer Project - Phase 3 Amended Engineering Budget					
Task	Original Budget	Amendment 1	Amendment 2	Amendment 3	Amended Budget
Project Management	\$ 7,980	\$ 2,650	\$ 2,500		\$ 13,130
Design	\$ 71,125	\$ 13,300	\$ -	\$ -	\$ 84,425
Bidding and Negotiation	\$ 5,720	\$ -	\$ -	\$ -	\$ 5,720
Construction Management	\$ 32,030	\$ -	\$ -	\$ 8,977	\$ 41,007
Resident Project Representative	\$ 37,200	\$ -	\$ -	\$ 35,427	\$ 72,627
Post Construction	\$ 2,660	\$ -	\$ -	\$ -	\$ 2,660
Management Reserve	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Rock Bore Prelim. Siting and Routing	\$ -	\$ -	\$ 11,500	\$ -	\$ 11,500
Rock Bore Site Work	\$ -	\$ -	\$ 71,500	\$ -	\$ 71,500
Total	\$ 171,715	\$ 15,950	\$ 85,500	\$ 44,404	\$ 317,569

Merrick reserves the right to alter the distribution of compensation between individual tasks to be consistent with services actually rendered.



IN WITNESS WHEREOF, the Parties have executed this Agreement on the day and year written below.

DATED this _____ day of _____ 2025.

CITY OF LEWISTON

By: _____

Dustin Johnson, Public Works Director

Commented [RR1]: Please confirm correct City signatory

ATTEST:

Merrick & Co.

By: Ryan Rehder, P.E.

Title: Project Manager

STATE OF IDAHO)

) ss.

County of Ada)

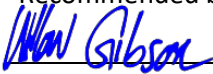
On this _____ day of _____ 2023, before me, a Notary Public, personally appeared Ryan Rehder, P.E., known or identified to me as Ryan Rehder, P.E. of Merrick & Co., and stated he has the authority to execute this instrument on behalf of Merrick & Co., and did execute this instrument on behalf of Merrick & Co..

Notary Public for the State of Idaho

Commission Expires _____

Commented [RR2]: Merrick prefers to not require a notary. Please confirm if notary is required.

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ 1,498,383.20	Original Contract Times: Substantial Completion: 180 days from NTP Final Completion: 210 days from NTP
Contract Price prior to this Change Order: \$ 1,552,020.53	Contract Times prior to this Change Order: Substantial Completion: 185 days from NTP Final Completion: 215 days from NTP
Increase this Change Order: \$ 48,924.85	Increase this Change Order: Substantial Completion: 60 days from NTP Final Completion: 60 days from NTP
Contract Price incorporating this Change Order: \$ 1,600,945.38	Contract Times with all approved Change Orders: Substantial Completion: 245 days Final Completion: 275 days

<p style="text-align: center;">Recommended by Engineer (if required)</p> <p>By: <u></u></p> <p>Title: <u>Project Engineer</u></p> <p>Date: <u>11/11/2025</u></p>	<p style="text-align: center;">Accepted by Contractor</p> <p><u>Marvin Albright M.L. Albright & Sons, Inc.</u></p> <p><u>President</u></p> <p><u>11/13/2025</u></p>
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Authorized by Owner

By: _____

Title: _____

Date: _____

Original Bid - Base Bid						Projected Total		
Bid Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price	Estimated Quantity	Adjusted Unit Price	Price
201.4.1.C.1	Removal of Obstructions	LS	1	\$ 2,500.00	\$ 2,500.00	1	\$ 2,500.00	\$ 2,500.00
205.4.1.B.1	Dewatering	LS	1	\$ 6,750.00	\$ 6,750.00	1	\$ 6,750.00	\$ 6,750.00
302.4.1.A.1	Rock Excavation	CY	519	\$ 98.00	\$ 50,862.00	519	\$ 98.00	\$ 50,862.00
303.4.1.C.1	Exploratory Excavation	EA	6	\$ 1,350.00	\$ 8,100.00	6	\$ 1,350.00	\$ 8,100.00
306.4.1.C.1	Native Trench Backfill	CY	1320	\$ 9.00	\$ 11,880.00	1638	\$ 28.00	\$ 45,850.00
306.4.1.D.1	Import Trench Backfill	TON	2809	\$ 48.50	\$ 136,236.50	2291	\$ 48.50	\$ 111,132.90
307.4.1.G.1	Type "P" Surface Restoration (Asphalt Roadway)	SY	1522	\$ 49.60	\$ 75,491.20	1522	\$ 49.60	\$ 75,491.20
501.4.1.B.1	Gravity Sewer Pipe Size 12" - Type SDR-35 PVC D-3034	LF	1350	\$ 126.00	\$ 170,100.00	1350	\$ 126.00	\$ 170,100.00
501.4.1.C.1	CCTV Inspection - Size 12"	LF	1350	\$ 4.00	\$ 5,400.00	1350	\$ 4.00	\$ 5,400.00
502.4.1.A.1	Sanitary Sewer Manhole - Type A	EA	4	\$ 7,700.00	\$ 30,800.00	4	\$ 7,700.00	\$ 30,800.00
504.4.1.A.1	Sewer Service Line - 4" SDR-35 PVC D-3034	LF	490	\$ 105.00	\$ 51,450.00	490	\$ 105.00	\$ 51,450.00
504.4.1.D.1	Sewer Service Connection to Main - Size 4"	EA	16	\$ 615.00	\$ 9,840.00	16	\$ 615.00	\$ 9,840.00
512.4.1.A.1	Sewage Flow Bypass	LS	1	\$ 4,500.00	\$ 4,500.00	0	\$ 4,500.00	\$ -
706.4.1.B.1	Concrete Valley Gutter	LF	6	\$ 385.00	\$ 2,310.00	6	\$ 385.00	\$ 2,310.00
1001.4.1.A.1	Sediment Control	LS	1	\$ 7,200.00	\$ 7,200.00	1	\$ 7,200.00	\$ 7,200.00
1103.4.1.A.1	Construction Traffic Control	LS	1	\$ 9,200.00	\$ 9,200.00	1	\$ 9,200.00	\$ 9,200.00
2010.4.1.A.1	Mobilization	LS	1	\$ 76,000.00	\$ 76,000.00	1	\$ 76,000.00	\$ 76,000.00
2010.4.1.B.1	Sanitary Facilities	LS	1	\$ 250.00	\$ 250.00	1	\$ 250.00	\$ 250.00
2020.4.1.E.1	Reference and Reset Monuments	EA	1	\$ 6,500.00	\$ 6,500.00	1	\$ 6,500.00	\$ 6,500.00
SP 2001A	Construction Surveying	LS	1	\$ 1,400.00	\$ 1,400.00	1	\$ 1,400.00	\$ 1,400.00
SP 501A	Connect to Existing Manhole with Reliner Bowl	EA	1	\$ 2,500.00	\$ 2,500.00	1	\$ 2,500.00	\$ 2,500.00
Change Order 2	Service Line Sleeves	EA	-	-	-	3	\$ 465.27	\$ 1,395.81
Change Order 4	Chips Backfill	TON	-	-	-	950	\$ 41.50	\$ 39,425.00
Change Order 5	Additional Excavation	CY	-	-	-	850	\$ 15.00	\$ 12,750.00
Total Bid Schedule - Base Bid					\$ 669,269.70			\$ 727,206.91

Original Bid - Alternative 1						Projected Total		
Bid Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price	Estimated Quantity	Adjusted Unit Price	Price
201.4.1.C.1	Removal of Obstructions	LS	1	\$ 1,650.00	\$ 1,650.00	1	\$ 1,650.00	\$ 1,650.00
205.4.1.B.1	Dewatering	LS	1	\$ 4,500.00	\$ 4,500.00	1	\$ 4,500.00	\$ 4,500.00
302.4.1.A.1	Rock Excavation	CY	209	\$ 91.00	\$ 19,019.00	209	\$ 91.00	\$ 19,019.00
303.4.1.C.1	Exploratory Excavation	EA	3	\$ 1,800.00	\$ 5,400.00	3	\$ 1,800.00	\$ 5,400.00
306.4.1.C.1	Native Trench Backfill	CY	792	\$ 9.00	\$ 7,128.00	1050	\$ 28.00	\$ 29,400.00
306.4.1.D.1	Import Trench Backfill	TON	1603	\$ 48.50	\$ 77,745.50	982	\$ 48.50	\$ 47,641.55
307.4.1.G.1	Type "P" Surface Restoration (Asphalt Roadway)	SY	750	\$ 56.00	\$ 42,000.00	750	\$ 56.00	\$ 42,000.00
501.4.1.B.1	Gravity Sewer Pipe Size 12" - Type SDR-35 PVC D-3034	LF	655	\$ 167.00	\$ 109,385.00	655	\$ 167.00	\$ 109,385.00
501.4.1.C.1	CCTV Inspection - Size 12"	LF	655	\$ 4.00	\$ 2,620.00	655	\$ 4.00	\$ 2,620.00
502.4.1.A.1	Sanitary Sewer Manhole - Type A	EA	2	\$ 10,700.00	\$ 21,400.00	2	\$ 10,700.00	\$ 21,400.00
504.4.1.A.1	Sewer Service Line - 4" SDR-35 PVC D-3034	LF	155	\$ 108.00	\$ 16,740.00	155	\$ 108.00	\$ 16,740.00
504.4.1.D.1	Sewer Service Connection to Main - Size 4"	EA	5	\$ 615.00	\$ 3,075.00	5	\$ 615.00	\$ 3,075.00
512.4.1.A.1	Sewage Flow Bypass	LS	1	\$ 0.50	\$ 0.50	1	\$ 0.50	\$ 0.50
1001.4.1.A.1	Sediment Control	LS	1	\$ 4,800.00	\$ 4,800.00	1	\$ 4,800.00	\$ 4,800.00
1103.4.1.A.1	Construction Traffic Control	LS	1	\$ 7,100.00	\$ 7,100.00	1	\$ 7,100.00	\$ 7,100.00
2010.4.1.A.1	Mobilization	LS	1	\$ 61,000.00	\$ 61,000.00	1	\$ 61,000.00	\$ 61,000.00
2010.4.1.B.1	Sanitary Facilities	LS	1	\$ 200.00	\$ 200.00	1	\$ 200.00	\$ 200.00
2020.4.1.E.1	Reference and Reset Monuments	EA	1	\$ 2,100.00	\$ 2,100.00	1	\$ 2,100.00	\$ 2,100.00
SP 2001A	Construction Surveying	LS	1	\$ 1,000.00	\$ 1,000.00	1	\$ 1,000.00	\$ 1,000.00
Change Order 4	Chips Backfill	TON	-	-	-	292.8	\$ 41.50	\$ 12,151.20
Change Order 5	Additional Excavation	CY	-	-	-	0	\$ 15.00	\$ -
Total Bid Schedule - Alternative 1					\$ 386,863.00			\$ 391,182.25

Original Bid - Alternative 2						Pay App 2	
Bid Item No.	Description	Unit	Bid Quantity	Bid Unit Price	Bid Price	Final Quantity	Price
201.4.1.C.1	Removal of Obstructions	LS	1	\$ 1,500.00	\$ 1,500.00	1	\$ 1,500.00
205.4.1.B.1	Dewatering	LS	1	\$ 4,500.00	\$ 4,500.00	0	\$ -
302.4.1.A.1	Rock Excavation	CY	152	\$ 100.00	\$ 15,200.00	244.39	\$ 24,439.00
303.4.1.C.1	Exploratory Excavation	EA	6	\$ 1,350.00	\$ 8,100.00	4	\$ 5,400.00
306.4.1.D.1	Import Trench Backfill	TON	1886	\$ 50.00	\$ 94,300.00	2463.16	\$ 123,158.00
307.4.1.G.1	Type "P" Surface Restoration (Asphalt Roadway)	SY	1529	\$ 47.00	\$ 71,863.00	1528.3	\$ 71,830.10
501.4.1.B.1	Gravity Sewer Pipe Size 8" - Type SDR-35 PVC D-3034	LF	1268	\$ 69.00	\$ 87,492.00	1268	\$ 87,492.00
501.4.1.C.1	CCTV Inspection - Size 8"	LF	1268	\$ 4.00	\$ 5,072.00	939.4	\$ 3,757.60
502.4.1.A.1	Sanitary Sewer Manhole - Type A	EA	4	\$ 6,200.00	\$ 24,800.00	4	\$ 24,800.00
504.4.1.A.1	Sewer Service Line - 4" SDR-35 PVC D-3034	LF	390	\$ 75.00	\$ 29,250.00	368	\$ 27,600.00
504.4.1.D.1	Sewer Service Connection to Main - Size 4"	EA	11	\$ 293.00	\$ 3,223.00	12	\$ 3,516.00
512.4.1.A.1	Sewage Flow Bypass	LS	1	\$ 0.50	\$ 0.50	0	\$ -
1001.4.1.A.1	Sediment Control	LS	1	\$ 4,800.00	\$ 4,800.00	1	\$ 4,800.00
1103.4.1.A.1	Construction Traffic Control	LS	1	\$ 9,000.00	\$ 9,000.00	1	\$ 9,000.00
2010.4.1.A.1	Mobilization	LS	1	\$ 48,500.00	\$ 48,500.00	1	\$ 48,500.00
2010.4.1.B.1	Sanitary Facilities	LS	1	\$ 200.00	\$ 200.00	1	\$ 200.00
2020.4.1.E.1	Reference and Reset Monuments	EA	1	\$ 4,200.00	\$ 4,200.00	1	\$ 4,200.00
SP 2001A	Construction Surveying	LS	1	\$ 1,400.00	\$ 1,400.00	1	\$ 1,400.00
SW1.1	Grelle Avenue Stormwater Crossing	LS	1	\$ 15,050.00	\$ 15,050.00	1	\$ 15,050.00
SW1.2	Grelle Avenue Stormwater Crossing Import Backfill	TON	300	\$ 46.00	\$ 13,800.00	300	\$ 13,800.00
Change Order 2	Service Line Sleeves	EA	0	\$ 465.27	\$ -	2	\$ 930.54
Change Order 3	Stormwater Crossing	LS	0	\$ 11,182.98	\$ -	1	\$ 11,182.98
Total Bid Schedule - Bid Alt No. 2					\$ 442,250.50		\$ 482,556

East Orchards Sewer
Additional Days Due to Cave-Ins

Production Rate (Prior to Cave-Ins) = 42 ft / day

(progress rate for Base Bid,
prior to 5+50)

Production Rate (After Cave-Ins) = 30 ft to 40 ft / week

Cave-Ins started at 5+50, rock expected to 10+12 = 462 ft

Anticipated Duration (42 ft / day) = 11 days

Estimated Actual Duration = 11 to 15 weeks (77 – 105 days)

Requested Additional Days = 66 days (77 minus 11)

The additional days are the result of multiple issues caused by cave-ins. Cave-Ins have caused added excavation, slower production rate, change of excavation procedures, and gas line conflicts. Through multiple meetings / conversations, these cave-ins are the result of the existing rock. The existing rock is breaking out in large boulders, 2ft – 4ft in size, which are difficult to remove and cause voids below the native soils.

With the added excavation, our crew has had to re-excavate areas that were previously prepped. Also, the cave-ins go under our trench box and the material needs to be removed with a hydro-vac truck which is significantly slower than using an excavator. Both the added excavation and the use of a hydro-vac truck are slowing production significantly.

Another issue the cave-ins is causing is a gas line conflict. There is an existing 2” steel gas line approx. 4ft from the center of our sanitary sewer trench. When a cave-in occurs, it removes soils around the gas line and leaves it exposed. Each time the gas line is exposed, AVISTA Utilities is notified, and our crew has to secure the exposed line. Securing the line involves placing an ecology block away from our trench and connecting a strap to the gas line to support it. Once backfill of our trench can be completed to a safe depth, AVISTA inspects the exposed section of gas line, and wraps it with a protective material. This process requires our crew to stop production each time the gas line is exposed.

URBAN RENEWAL AGENCY
FISCAL YEAR 2025
SUMMARY OF ACTIVITY (as of 10/30/25)

	DATE	East Main (#4)	East Orchards Sewer (#5)	Bryden (#6)	Downtown/Normal Hill (#7)	Total
10/30/2024		-	2,310,342.29	2,045,677.52	652,821.03	5,008,840.84
RECEIPTS:						
Monthly Urban Renewal Collections (Property Tax)	OCT'25-SEPT'26	-	-	-	-	-
Reimbursements	OCT'25-SEPT'26					-
City of Lewiston PW Reimbursement						-
Twin River Bank Interest Earned	OCT'25-SEPT'26		408.94	369.71	225.50	1,004.15
State Investment Interest Earned	OCT'25-SEPT'26		2,415.89	6,926.54	1,921.24	11,263.67
EXPENDITURES:						
1575 - Pmt to O'Sullivan Legal PLLC	OCT'25		(236.00)	(236.00)	(236.00)	(708.00)
1576 - Pmt to Redevelopment Association	OCT'25		(866.67)	(866.67)	(866.66)	(2,600.00)
Transfer From STP to TRNB for Check 1577 Pmt	OCT'25		500,000.00			500,000.00
1577 - Pmt to City of Lewiston	OCT'25		(523,411.66)			(523,411.66)
						-
						-
						-
						-
						-
BALANCE		-	2,288,652.67	2,051,871.00	653,864.98	4,994,388.65
Restricted & Reserved Funds						
#5 Debt Service Reserve Primary - Banner ¹			(228,518.63)			(228,518.63)
#5 Debt Service Reserve Secondary - Banner ¹			(400,000.00)			(400,000.00)
#5 Capitalized Interest - Banner			-			-
AVAILABLE FUNDS		-	1,660,134.04	2,051,871.00	653,864.98	4,365,870.02
		-	1,788,652.79	2,051,871.10	653,865.11	4,494,389.00
Twin River National Bank		-	281,858.60	254,829.88	155,415.14	692,103.62
Banner Bank - Public Funds Checking Unrestricted			251,490.10		-	251,490.10
Banner Bank - Public Fund Checking Restricted			628,518.63		-	628,518.63
State Investment Pool Fund		-	626,785.46	1,797,041.22	498,449.97	2,922,276.65
		-	1,788,652.79	2,051,871.10	653,865.11	4,494,389.00

¹URA is committed to reimbursing the City \$552,787.59 upon the debt service reserve being released by the bank.

URBAN RENEWAL REVENUE ALLOCATION AREA #5
EAST ORCHARDS SEWER
 Summary of Funds
 30-Oct-25

Date	Description	Banner Bank Checking Account				Available Funds	Twin River	STP Fund	Totals
		Debt Balance	Primary Reserve	Secondary Reserve	Capitalized Interest				
10/1/2024	Beginning Balance	954,792.17	228,518.63	400,000.00	-	251,490.10	305,963.99	1,124,369.57	2,310,342.29
10/31/2025	Check #1575						(236.00)		
10/31/2025	Check #1576						(866.67)		
10/31/2025	Transfer - STP to TRNB						500,000.00		
10/31/2025	Check #1577						(523,411.66)		
10/31/2025	TRNB Interest						408.94		
10/31/2025	STP Interest							2,415.89	
10/31/2025	Transfer From STP to TRNB							(500,000.00)	

954,792.17	228,518.63	400,000.00	-	251,490.10	281,858.60 *	626,785.46 *	2,310,342.29
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Banner Bank Balance 880,008.73

Balance of Bonds Outstanding	
9/30/2025	954,792.17