



ORDINANCE NO. 1547

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF POST FALLS, IDAHO, APPROVING A PLAN AMENDMENT, BUT NOT A PLAN MODIFICATION, TO THE POST FALLS TECHNOLOGY DISTRICT URBAN RENEWAL PLAN ADOPTED BY POST FALLS ORDINANCE 1349 TO SUPPORT THE GROWTH OR DEVELOPMENT OF A COMMERCIAL OR INDUSTRIAL PROJECT WITHIN THE EXISTING URBAN REVENUE ALLOCATION AREA BY ADOPTING A REVISED APPENDIX A ADDING URBAN RENEWAL PROJECTS WITHIN THE DISTRICT; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE TO THE POST FALLS URBAN RENEWAL AGENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ALL CONFLICTING ORDINANCES; APPROVING THE SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Post Falls, Kootenai County, Idaho (the "City"), is a duly incorporated and existing City organized and operating under the laws of the State of Idaho, and as such is authorized by the Idaho Code, Title 50, Chapter 20 and 29, to adopt urban renewal plans, to adopt deteriorated area declarations, to adopt revenue allocation areas, and to provide improvements and betterment within an urban renewal area, as designated by the Plan; and

WHEREAS, on October 16, 2018, the City Council of the City of Post Falls adopted Ordinance No. 1349 establishing the Post Falls Technology Urban Renewal District (the "District") and adopting the District Urban Renewal Plan (the "Plan"), both of which will terminate in 2038; and

WHEREAS, since that time, North Idaho Health Care Holdings, LLC has requested that the Plan be amended to include public improvements associated with the planned Prairie Medical Center, which are described in Exhibit A attached hereto; and

WHEREAS, I.C. § 50-903A(1)(a)(iv) provides that if a Plan amendment is made to "support growth or development of a commercial... or industrial project in an existing revenue allocation area", then it does not constitute a Plan modification, which would reset the base value of the revenue allocation area; and

WHEREAS, I.C. § 50-2905 only requires the Plan to contain a detailed list of estimated project costs; and

WHEREAS, the Preface to the Plan states that the "main and overriding objective" of the Plan is "job creation, economic development and economic diversification"; and

WHEREAS, Section 3.1 of the Plan states that the "purposes and major goals" for the Plan include the following:

- To enhance this potential site for commercial development and expansion;

- To create and expand public infrastructure and public facilities within the entire Urban Renewal District;
- To enhance and improve transportation routes and collector streets within the District to enhance future development;
- To strengthen the District and enhance related commercial development and support with the Project Areal and
- To provide commercial and recreational facilities for the residents of Post Falls and visitors;

WHEREAS, the Post Falls Urban Renewal Agency has submitted Resolution 2025-08, attached hereto as Exhibit B (without exhibits) recommending that the City Council adopt an ordinance to amend, but not modify, the Plan by replacing Appendix A with Revised Appendix A to incorporate the Prairie Medical Center improvements into the Plan; and

WHEREAS, the City Council find that because the amendments contemplated by this Ordinance will support growth or development of a commercial or industrial project within the District, the amendments to the Plan do not constitute a Plan modification under Idaho Code § 50-2903A. As such, the City Council finds that the procedural requirements for adopting a plan modification do not apply to this amendment; and

WHEREAS, in consultation with the Post Falls Urban Renewal Agency (the “Agency”) the City Council has determined it necessary and in the public interest to amend the Plan to include the proposed public improvements within the Prairie Medical Center; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF POST FALLS:

SECTION 1: The Post Falls Technology District Urban Renewal Plan is amended by replacing Appendix A contained in the Plan with the Revised Appendix A attached hereto as Exhibit “C,” which by this reference is incorporated herein.

SECTION 2: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the Post Falls Urban Renewal Agency a copy of this Ordinance.

SECTION 3: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication.

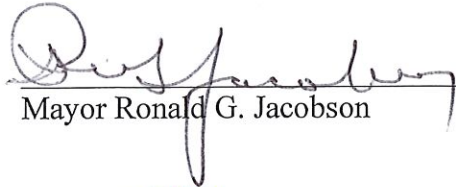
SECTION 4: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 5: The Summary of this Ordinance is hereby approved.

SECTION 6: All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

*Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted by an Ordinance of the City of Post Falls at a regular session of the City Council on December 2, 2025.*

APPROVED, ADOPTED and SIGNED this 16th day of December, 2025.

  
\_\_\_\_\_  
Mayor Ronald G. Jacobson

ATTEST:

  
\_\_\_\_\_  
Shannon Howard, City Clerk



**RESOLUTION NO. 2025-08**

A RESOLUTION OF THE POST FALLS URBAN RENEWAL AGENCY, KOOTENAI COUNTY, IDAHO, RECOMMENDING AN AMENDMENT TO THE POST FALLS TECHNOLOGY DISTRICT URBAN RENEWAL PLAN ADOPTED BY POST FALLS ORDINANCE 1349 TO SUPPORT THE GROWTH OR DEVELOPMENT OF A COMMERCIAL OR INDUSTRIAL PROJECT WITHIN THE EXISTING REVENUE ALLOCATION AREA BY ADOPTING A REVISED APPENDIX A ADDING URBAN RENEWAL PROJECTS WITHIN THE DISTRICT; PROVIDING FOR SEVERABILITY, PREEMPTION AND PRECEDENCE; PROVIDING FOR THE REPEAL OF ALL CONFLICTING RESOLUTIONS; PROVIDING AN EFFECTIVE DATE; PROVIDING A DATE OF PASSAGE AND APPROVAL, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, the City of Post Falls, Kootenai County, Idaho (the "City"), is a duly incorporated and existing City organized and operating under the laws of the State of Idaho, and as such is authorized by the Idaho Code, Title 50, Chapter 20 and 29, to adopt urban renewal plans, to adopt deteriorated area declarations, to adopt revenue allocation areas, and to provide improvements and betterment within an urban renewal area, as designated by the Plan;

WHEREAS, on October 16, 2018, The City Council of the City of Post Falls adopted Ordinance No. 1349 establishing the Post Falls Technology Urban Renewal District (the "District") and adopting the District Urban Renewal Plan (the "Plan"), both of which will terminate in 2038;

WHEREAS, since that time, North Idaho Health Care Holdings, LLC has requested that the Plan be amended to include public improvements associated with the planned Prairie Medical Center, which are described in Exhibit A attached hereto;

WHEREAS, in consultation with its staff and City staff, the Post Falls Urban Renewal Agency (the "Agency") has reviewed the proposal;

WHEREAS, Idaho Code § 50-2903A(1)(a)(iv) provides that if a Plan amendment is made "to support growth or development of a commercial . . . or industrial project in an existing revenue allocation area", then it does not constitute a Plan modification, which would reset the base value of the revenue allocation area;

WHEREAS, Idaho Code § 50-2905 only requires the Plan to contain a detailed list of *estimated* project costs;

WHEREAS, the Preface to the Plan states that the "main and overriding objective" of the Plan is "job creation, economic development and economic diversification".

WHEREAS, Section 3.a of the Plan states that the “purposes and major goals” for the Plan include the following:

- To enhance this potential site for commercial development and expansion;
- To create and expand public infrastructure and public facilities within the entire Urban Renewal District;
- To enhance and improve transportation routes and collector streets within the District to enhance future development;
- To strengthen the District and enhance related commercial development and support within the Project Area; and
- To provide commercial and recreational facilities for the residents of Post Falls and visitors;

WHEREAS, the Agency finds that because the amendments contemplated by this Resolution will support growth or development of a commercial or industrial project within the District, the amendments to the Plan do not constitute a Plan modification under Idaho Code § 50-2903A. As such, the Agency finds that the procedural requirements for adopting a plan modification do not apply to this amendment; and

WHEREAS, the Agency finds that the proposed improvements are authorized by and are in accordance with the Plan since they promote the main and overriding objective, major goals and purposes of the Plan specified above. Also, since the District does not terminate until 2038 and given the current level of District obligations, the improvements are feasible given the economic and time constraints of the District.

NOW THEREFORE, BE IT RESOLVED by the Commissioners of the Post Falls Urban Renewal Agency as follows:

**SECTION ONE: RECOMMENDATION OF AMENDMENT TO THE POST FALLS TECHNOLOGY DISTRICT URBAN RENEWAL PLAN TO SUPPORT THE GROWTH OR DEVELOPMENT OF A COMMERCIAL OR INDUSTRIAL PROJECT WITHIN THE EXISTING REVENUE ALLOCATION AREA BY ADOPTING A REVISED APPENDIX A TO ADD URBAN RENEWAL PROJECTS WITHIN THE DISTRICT**

For the reasons set forth above, the Agency hereby recommends that the Plan be amended to support the growth or development of a commercial or industrial project within the existing revenue allocation area by adopting a revised Appendix A to add certain public improvements associated with the Prairie Medical Center. The Agency also recommends that such amendment be effectuated by the City adopting an ordinance formally approving the amendment. A copy of the proposed Appendix A is attached hereto as Exhibit B.

**SECTION TWO: SEVERABILITY, PREEMPTION AND PRECEDENCE**

This Resolution is hereby declared to be severable. Should any portion of this Resolution be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the Resolution before the declaration of partial invalidity. In the event that federal or state laws, rules or regulations preempt a provision or limit the enforceability of a provision of this Resolution, then the

provision shall be read to be preempted to the extent and for the time required by law. In the event such federal or state law, rule or regulation is subsequently repealed, rescinded, amended or otherwise changed so that the provision hereof that had been preempted is no longer preempted, such provision shall thereupon return to full force and effect, and shall thereafter be binding without the requirement of further action by the Agency, and any amendments to this Resolution as a result of such provision being preempted shall no longer be of any force or effect with respect to that provision.

**SECTION THREE: REPEAL OF CONFLICTING RESOLUTIONS**

All Resolutions and parts of Resolutions in conflict with or addressing the same subject matter as the provisions of this Resolution are hereby repealed.

**SECTION FOUR: EFFECTIVE DATE**

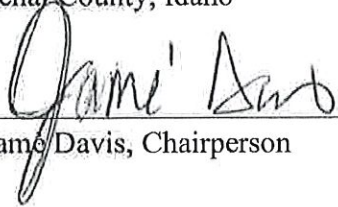
This Resolution shall take effect and be in full force from and after its passage and approval.

**SECTION FIVE: DATE OF PASSAGE AND APPROVAL**

Passed and approved at a regular meeting of the Commissioners of the Post Falls Urban Renewal Agency, Kootenai County, Idaho, held on the 20<sup>th</sup> day of November, 2025, on which a roll call vote was duly taken.

DATED this 20<sup>th</sup> day of November, 2025.

POST FALLS URBAN RENEWAL AGENCY  
Kootenai County, Idaho

By:   
Jame Davis, Chairperson

Commissioner Coles voted	<u>AYE</u>
Commissioner Clemensen voted	<u>AYE</u>
Commissioner Davis voted	<u>AYE</u>
Commissioner Leffel voted	<u>AYE</u>
Commissioner Crosby voted	<u>AYE</u>
Commissioner Hjeltness voted	<u>AYE</u>
Commissioner Fleischman voted	<u>AYE</u>

## REVISED APPENDIX A – Project Costs

Adopted by Ordinance 1547 on December 16, 2025

The following Engineer’s opinion of probable costs are calculated in 2018 dollars, except where noted:

### Priority 1 Projects – INTP and Shopping Center Public Infrastructure

<b>Zone A</b>	Public infrastructure including curb, roadways, sidewalk/trail, traffic Signals @ Hwy 41 and Harvest, Prairie and Charleville and Prairie and Cecil, City pedestrian facility, ¾ movement turn lanes, UPRR crossing, water, sanitary sewer, underground “dry” utilities, well, electrical transmission lines, electrical substation, etc.	<b>\$ 31,341,000</b>
<b>Zone B</b>	Public infrastructure including curb, roadways, sidewalk/trail, City pedestrian facility (west of Hwy 41), ¾ movement turn lanes, water, sanitary sewer, underground “dry” utilities, etc.	<b>\$ 5,408,000</b>
<b>Zone C</b>	Public infrastructure including curb, roadways, sidewalk, ¾ movement turn lanes, Prairie Avenue frontage improvements, traffic signal @ Prairie and Zorros, water, sanitary sewer, underground “dry” utilities, etc.	<b>\$ 3,494,000</b>

### Priority 2 Projects

<del><b>Meyer Alternative – North</b></del>	<del>See Fennecus Improvements below Additional cost to upsize from planned 10” to 15” at deeper depth</del>	<del><b>\$ 300,000</b></del>
<b>Prairie Medical Campus (PMC)</b>	Public water and sewer infrastructure in and round the PMC, Hwy 41 right-in-right-out, Prairie Ave entrances and turn lanes	<b>\$ 1,124,919</b> (2025 Est. Cost)
<b>Zorros Improvements</b>	Full collector street improvements from Prairie Ave to Prosper including utilities	<b>\$ 917,492</b> (2025 Est. Cost)
<b>Prosper Improvements</b>	Full Collector street improvements from Hwy 41 to Fennecus, adjacent to the PMC and new city park, including utilities	<b>\$ 2,752,893</b> (2025 Est. Cost)
<b>Fennecus Improvements</b>	Full Collector street improvements from Prairie Ave to full build out connection point north of Hope, including utilities	<b>\$ 1,599,044</b> (2025 Est. Cost)

**Hwy 41 Pedestrian Tunnel** \$ 1,300,000  
Pedestrian tunnel at location of existing RR crossing on Hwy 41  
North of Prairie Avenue

**City – Rails to Trails** \$ 200,000  
Multi-modal pedestrian facility on existing RR grade – east of Hwy 41  
and north of Shopping Center

**Foxtail Streets** \$ 500,000  
Additional street width for “Collector” streets (wider than typical  
development)

**Entertainment Venue** \$ 5,000,000  
Public/private entertainment venue

**Potential Future Projects**

**Meyer Alternative – South** \$ 773,000  
Meyer Alternative South sewer project

**Horsehaven Trunk Main** \$ 547,000  
Horsehaven Trunk Main from Hwy 41 to Meyer Alternative South

**12<sup>th</sup> Avenue Lift Station** \$ 1,723,000  
12th Avenue Lift Station construction with EQ Basin

**12th Avenue LS – Force Main** \$ 7,475,000  
Parallel 16-inch force mains from 12th Avenue LS to the City’s  
Water Reclamation Facility

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WHEREAS, the Agency finds that because the amendments contemplated by this Resolution will support growth or development of a commercial or industrial project within the District, the amendments to the Plan do not constitute a Plan modification under Idaho Code § 50-2903A. As such, the Agency finds that the procedural requirements for adopting a plan modification do not apply to this amendment; and

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For the reasons set forth above, the Agency hereby recommends that the Plan be amended to support the growth or development of a commercial or industrial project within the existing revenue allocation area by adopting a revised Appendix A to add certain public improvements associated with the Prairie Medical Center. The Agency also recommends that such amendment be effectuated by the City adopting an ordinance formally approving the amendment. A copy of the proposed Appendix A is attached hereto as Exhibit B.

**SECTION TWO: SEVERABILITY, PREEMPTION AND PRECEDENCE**

This Resolution is hereby declared to be severable. Should any portion of this Resolution be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the Resolution before the declaration of partial invalidity. In the event that federal or state laws, rules or regulations preempt a provision or limit the enforceability of a provision of this Resolution, then the

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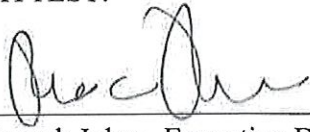
DATED this 20<sup>th</sup> day of November, 2025.

POST FALLS URBAN RENEWAL AGENCY  
Kootenai County, Idaho

By: Jame Davis  
Jame Davis, Chairperson

Commissioner Coles voted	<u>AYE</u>
Commissioner Clemensen voted	<u>AYE</u>
Commissioner Davis voted	<u>AYE</u>
Commissioner Leffel voted	<u>AYE</u>
Commissioner Crosby voted	<u>AYE</u>
Commissioner Hjeltness voted	<u>AYE</u>
Commissioner Fleischman voted	<u>AYE</u>

ATTEST:

A handwritten signature in black ink, appearing to read "Joseph Johns", written over a horizontal line.

Joseph Johns, Executive Director



**ENGINEER'S OPINION OF PROBABLE COST**

**PROJECT:** Prairie Medical Campus - URA Technology District 9/25/2025

**PROJECT DESCRIPTION:** Infrastructure Cost Estimate

**CLIENT:** Kootenai Health, Parkwood Properties, and Architerra

J-U-B PROJ. NO.: 09-25-040

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES	
		ITEM COST	TOTAL COST
<b>PRAIRIE MEDICAL CAMPUS - PUBLIC INFRASTRUCTURE</b>			<b>\$1,124,919</b>
1	ROADWAY	\$214,000	
2	WATER	\$613,752	
3	SEWER	\$176,640	
4	SOFT COSTS (12% OF CONSTRUCTION COST)	\$120,527	
<b>ZORROS - PUBLIC IMPROVEMENTS</b>			<b>\$917,492</b>
5	ROADWAY	\$618,169	
6	WATER	\$201,020	
8	SOFT COSTS (12% OF CONSTRUCTION COST)	\$98,303	
<b>PROSPER - PUBLIC IMPROVEMENTS</b>			<b>\$2,752,893</b>
9	ROADWAY	\$1,993,540	
10	WATER	\$326,800	
11	SEWER	\$137,600	
12	SOFT COSTS (12% OF CONSTRUCTION COST)	\$294,953	
<b>FENNECUS - PUBLIC IMPROVEMENTS</b>			<b>\$1,599,044</b>
13	ROADWAY	\$818,600	
14	WATER	\$113,218	
15	SEWER	\$495,900	
16	SOFT COSTS (12% OF CONSTRUCTION COST)	\$171,326	

**TOTAL ESTIMATED CONSTRUCTION COSTS \$5,709,239**

**TOTAL ESTIMATED SOFT COSTS \$685,109**

**TOTAL ESTIMATED COSTS \$6,394,348**

KRF

**J-U-B ENGINEERS, INC.**

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



**ENGINEER'S OPINION OF PROBABLE COST**

<b>PROJECT:</b>	Prairie Medical Campus - URA Technology District	9/25/2025
<b>PROJECT DESCRIPTION:</b>	Infrastructure Cost Estimate	
<b>CLIENT:</b>	Kootenai Health, Parkwood Properties, and Architerra	
<b>CLIENT PROJ. NO.</b>	J-U-B PROJ. NO.: 09-25-040	

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
<b>PRAIRIE MEDICAL CAMPUS - PUBLIC INFRASTRUCTURE IMPROVEMENTS</b>					
<b>ROADWAY IMPROVEMENTS</b>					<b>\$214,000</b>
1	Prairie Ave Road Entrance (includes 150' of additional lane, curbing, striping, pedestrian walkways, etc.)	2	EA	\$86,000	\$172,000
2	Hwy 41 Right-In-Right-Out	1	EA	\$42,000	\$42,000
<b>DOMESTIC WATER</b>					<b>\$613,752</b>
5	12" PVC Water Main	2,847	LF	\$96	\$273,312
6	12" Gate Valve	16	EA	\$1,600	\$25,600
7	12" Bends/Fittings	21	EA	\$1,100	\$23,100
8	4" water meter and vault	6	EA	\$27,000	\$162,000
9	6" water meter and vault	1	EA	\$42,000	\$42,000
10	Fire Hydrant Assembly	11	EA	\$4,500	\$49,500
11	4" Fire Sprinkler Piping	330	LF	\$68	\$22,440
12	2" water Meter	4	EA	\$2,300	\$9,200
13	2" water service pipe (up to meter)	120	LF	\$55	\$6,600
<b>SANITARY SEWER</b>					<b>\$176,640</b>
14	48" Sanitary Sewer Manhole	9	EA	\$4,200	\$37,800
15	8" PVC Sanitary Sewer Main Pipe	2,136	LF	\$65	\$138,840
<b>PRAIRIE MEDICAL CAMPUS - PUBLIC INFRASTRUCTURE IMPROVEMENTS TOTAL ESTIMATED COSTS</b>					<b>\$1,004,392</b>
<b>ZORROS IMPROVEMENTS</b>					
<b>ROADWAY</b>					<b>\$618,169</b>
1	Asphalt Roadway 3" AC over 4" Base	5,807	SY	\$26	\$150,973
2	Concrete Sidewalk with 4" thickness and 2" CSTC	17,264	SF	\$8	\$138,114
3	Concrete ADA Ramps with Truncated Domes	4	EA	\$3,500	\$14,000
4	Concrete Commercial Approach	4	EA	\$8,500	\$34,000
5	Concrete Curb and Gutter	2,326	LF	\$30	\$69,782
6	Drainage Curb Cut	20	EA	\$180	\$3,600
7	ROW Striping	4,880	LF	\$2	\$9,760
8	Roadway Symbols (turn arrows, biker + arrow)	4	EA	\$300	\$1,200
9	Roadway Signage	8	EA	\$1,600	\$12,800
11	Cobra Head Style Street Light in ROW	15	EA	\$8,500	\$127,500
12	Dry utility trenching and Service connection fees	1,140	LF	\$6	\$6,840
13	Electrical Transformer	2	EA	\$11,000	\$22,000
14	Trees in Public ROW	46	EA	\$600	\$27,600

Exhibit A

CLIENT:		Kootenai Health, Parkwood Properties, and Architerra			
CLIENT PROJ. NO.		J-U-B PROJ. NO.: 09-25-040			
ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
<b>WATER</b>					<b>\$201,020</b>
15	12" PVC Water Main	1,270	LF	\$96	\$121,920
16	12" Gate Valve	16	EA	\$1,600	\$25,600
17	12" Bends/Fittings	21	EA	\$1,100	\$23,100
18	Fire Hydrant Assembly	5	EA	\$4,500	\$22,500
19	2" water Meter	2	EA	\$2,300	\$4,600
20	2" water service pipe (up to meter)	60	LF	\$55	\$3,300
<b>ZORROS IMPROVEMENTS TOTAL ESTIMATED COSTS</b>					<b>\$819,189</b>
<b>PROSPER IMPROVEMENTS</b>					
<b>ROADWAY</b>					<b>\$1,993,540</b>
1	Intersection improvements at Prosper and Zorros from 2 way controlled stop, to a single lane roundabout. Includes all curb islands, roadway re-alignments, pedestrian walkway adjustments, art, landscaping, signage, striping, and other roundabout infrastructure	1	LS	\$700,000	\$700,000
2	Asphalt Roadway 3" AC over 4" Base	11,752	SY	\$26	\$305,549
3	Concrete Sidewalk with 4" thickness and 2" CSTC	37,948	SF	\$8	\$303,584
4	Concrete ADA Ramps with Truncated Domes	32	EA	\$3,500	\$112,000
5	Concrete Driveways	9	EA	\$8,500	\$76,500
6	Concrete Curb and Gutter	4,734	LF	\$30	\$142,027
7	Drainage Curb Cut	38	EA	\$180	\$6,840
8	ROW Striping	9,480	LF	\$2	\$18,960
9	Roadway Symbols (turn arrows, biker + arrow)	10	EA	\$300	\$3,000
10	Roadway Signage	12	EA	\$1,600	\$19,200
12	Cobra Head Style Street Light in ROW	30	EA	\$7,000	\$210,000
13	Dry utility trenching and Service connection fees	2,380	LF	\$6	\$14,280
13	Electrical Transformer	4	EA	\$11,000	\$44,000
14	Trees in Public ROW	94	EA	\$400	\$37,600
<b>WATER</b>					<b>\$326,800</b>
15	12" PVC Water Main	2,750	LF	\$96	\$264,000
16	12" Gate Valve	14	EA	\$1,600	\$22,400
17	12" Bends/Fittings	6	EA	\$1,100	\$6,600
18	Fire Hydrant Assembly	4	EA	\$4,500	\$18,000
19	2" water Meter	4	EA	\$2,300	\$9,200
20	2" water service pipe (up to meter)	120	LF	\$55	\$6,600
<b>SANITARY SEWER</b>					<b>\$137,600</b>
21	48" Sanitary Sewer Manhole	6	EA	\$4,300	\$25,800
22	8" PVC Sanitary Sewer Main Pipe	1,720	LF	\$65	\$111,800
<b>KILLDEER IMPROVEMENTS TOTAL ESTIMATED COSTS</b>					<b>\$2,457,940</b>
<b>FENNECUS LANE IMPROVEMENTS</b>					
<b>ROADWAY</b>					<b>\$818,600</b>
1	Asphalt Roadway 3" AC over 6" Base	10,370	SY	\$30	\$311,100
2	Concrete Sidewalk with 4" thickness and 2" CSTC	14,880	SF	\$6	\$89,280
3	Concrete ADA Ramps with Truncated Domes	8	EA	\$3,500	\$28,000
4	Concrete Driveways	2	EA	\$8,500	\$17,000
5	Concrete Curb and Gutter	3,680	LF	\$30	\$110,400
6	ROW Striping	7,320	LF	\$2	\$14,640
7	Roadway Symbols (turn arrows, biker + arrow)	8	EA	\$300	\$2,400

Exhibit A

CLIENT:		Kootenai Health, Parkwood Properties, and Architerra			
CLIENT PROJ. NO.		J-U-B PROJ. NO.: 09-25-040			
ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
8	Roadway Signage	10	EA	\$1,600	\$16,000
9	Cobra Head Style Street Light in ROW	24	EA	\$7,000	\$168,000
11	Dry utility trenching and Service connection fees	1,830	LF	\$6	\$10,980
12	Electrical Transformer	2	EA	\$11,000	\$22,000
13	Trees in Public ROW	72	EA	\$400	\$28,800
<b>WATER</b>					<b>\$113,218</b>
14	12" PVC Water Main	1,443	LF	\$42	\$60,618
15	12" Gate Valve	10	EA	\$2,400	\$24,000
16	12" Bends/Fittings	6	EA	\$450	\$2,700
17	Fire Hydrant Assembly	4	EA	\$4,500	\$18,000
18	2" water Meter	2	EA	\$2,300	\$4,600
19	2" water service pipe (up to meter)	60	LF	\$55	\$3,300
<b>SANITARY SEWER</b>					<b>\$495,900</b>
20	48" Sanitary Sewer Manhole - Deep	9	EA	\$6,300	\$56,700
21	15" PVC Sanitary Sewer Main Pipe (Over 20' Deep)	1,830	LF	\$240	\$439,200
<b>FENNECUS IMPROVEMENTS TOTAL ESTIMATED COSTS</b>					<b>\$1,427,718</b>
<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>					<b>\$5,709,239</b>
<b>J-U-B ENGINEERS, INC.</b>					
KRF					
7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787					

