



**McCall Memorial Hospital**  
*District*

**McCALL MEMORIAL HOSPITAL DISTRICT  
HOUSING WORKGROUP MEETING**

**Monday October 20, 2025; 9:00 - 10:00 a.m.**

**SLM Foundation Board Room, 106 East Park Street, McCall, ID 83638**

**For Microsoft Teams Link: [Click here to join the meeting](#)**

**Virtual Meeting ID: 242 509 359 984 Passcode: VzLekX**

**Phone: 1 208-996-1717 Conference ID: 547 175 914#**

**AGENDA**

- 1.) Welcome – Andy Laidlaw, Workgroup Co-Chair
- 2.) Project Update - Andy Laidlaw, Workgroup Co-Chair
- 3.) *ACTION* - Approval of Monthly Invoices – Andy Laidlaw, Workgroup Co-Chair
- 4.) Next Steps – Andy Laidlaw Workgroup Co-Chair
- 5.) Other Business – Andy Laidlaw, Workgroup Co-Chair
- 6.) Public Comment – Andy Laidlaw, Workgroup Co-Chair
- 7.) Adjourn – Andy Laidlaw, Workgroup Co-Chair

**Upcoming Meetings:**

**MMHD Housing Workgroup Meeting – Monday, November 17 ; 9:00 – 10:00 a.m.**

**Next Board Meeting – Tuesday, October 21; 7:30 – 9:00 a.m.**

**All Board Education – Tuesday, October 21; 12:00 – 1:30 p.m.**

**Community Conversation – Wednesday, October 22; 5:30 – 7:30 p.m.**

**SLM Foundation Board – Wednesday, October 15; 2:00 – 4:00 p.m.**

**October 2025 Workforce Housing Invoice Packet**

<b>Vendor</b>	<b>Invoice Date</b>	<b>Invoice Number</b>	<b>Tracking Date</b>	<b>Invoice Total</b>	<b>Notes</b>
Allwest	9/29/2025	242719	9/30/2025	\$2,810.00	
Crestline Engineers	9/30/2025	4848	10/1/2025	\$7,196.71	
Irontown Modular	10/2/2025	9137	10/6/2025	\$588,440.00	
Allwest 2nd Invoice	9/30/2025	242734	10/6/2025	\$2,076.65	
Jordan-Wilcomb Construction, Inc.	10/6/2025	N/A	10/7/2025	\$327,335.80	

Invoices Total:	\$927,859.16
Invoices Total at 50%	\$463,929.58



GEOTECHNICAL | ENVIRONMENTAL  
 MATERIALS TESTING | SPECIAL INSPECTION  
 AN EMPLOYEE-OWNED COMPANY

Please Remit Payment to:  
 ALLWEST Testing & Engineering, Inc  
 255 N. Linder Road  
 Meridian, ID 83642

**INVOICE**

No. 242719  
 Invoice Date: 9/29/2025  
 Due Date: 10/29/2025

Granite Excavation, Inc.

23 Warm Lake Highway  
 Cascade, ID 83611

**Project :525-503T St Lukes Housing**

For Services Rendered Through 9/14/2025

	Hours/Units	Rate	Billed Amt
<b>8/12/2025</b>			
<b>Soil Density Testing</b>			
Field Technician:	3.50	\$90.00	\$315.00
<b>Mileage</b>			
Vehicle Mileage:	110.00	\$1.20	\$132.00
<b>Equipment Charges</b>			
E: Nuclear Densometer:	1.00	\$40.00	\$40.00
<b>8/14/2025</b>			
<b>Soil Density Testing</b>			
Field Technician:	3.50	\$90.00	\$315.00
<b>Mileage</b>			
Vehicle Mileage:	110.00	\$1.20	\$132.00
<b>Equipment Charges</b>			
E: Nuclear Densometer:	1.00	\$40.00	\$40.00
<b>8/22/2025</b>			
<b>Soil Density Testing</b>			
Field Technician:	3.50	\$90.00	\$315.00
<b>Mileage</b>			
Vehicle Mileage:	110.00	\$1.20	\$132.00
<b>Lab Testing</b>			
AG: Sieve Analysis (Coarse/Fine):Sample # S525 1003	1.00	\$160.00	\$160.00

All invoices are due within thirty (30) days. Invoices not paid within thirty (30) days will be assessed a late penalty of 1.5% per month.

255 N. Linder Road Meridian, ID 83642 Phone (208) 895-7898 Fax (208) 762-0942

meridian@allwesttesting.com  
 www.allwesttesting.com

**Equipment Charges**

E: Nuclear Densometer:	1.00	\$40.00	\$40.00
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**8/29/2025****Soil Density Testing**

Field Technician:	3.50	\$90.00	\$315.00
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**Mileage**

Vehicle Mileage:	110.00	\$1.20	\$132.00
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**Equipment Charges**

E: Nuclear Densometer:	1.00	\$40.00	\$40.00
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**9/9/2025****Soils Visual Observation**

Field Technician:	3.50	\$90.00	\$315.00
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**Mileage**

Vehicle Mileage:	110.00	\$1.20	\$132.00
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	Hours/Units	Rate	Billed Amt
6500:PA : Project Assistant	1.50	\$80.00	\$120.00
6600:PM : Project Manager	1.00	\$135.00	\$135.00
<b>Current Invoice Amount</b>			<b>\$2,810.00</b>

**Billing Summary**

	Previously Billed	Current Billing	Billed To Date
<b>Billing Totals</b>	\$1,874.75	\$2,810.00	\$4,684.75

All invoices are due within thirty (30) days. Invoices not paid within thirty (30) days will be assessed a late penalty of 1.5% per month.

255 N. Linder Road Meridian, ID 83642 Phone (208) 895-7898 Fax (208) 762-0942

meridian@allwesttesting.com  
www.allwesttesting.com

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**Crestline Engineers, Inc.**  
 323 Deinhard Lane, Suite C  
 PO Box 2330  
 McCall, ID 83638  
 (208) 634-4140

St. Luke's McCall Foundation  
 1000 State Street  
 McCall, ID 83638  
 Jenny Ruemmele

Invoice number 4848  
 Date 09/30/2025

Project **23034-002 St. Luke's McCall Foundation  
 & MMHD Workforce Housing - Final  
 Engr. and Const.**

Professional services through 09/28/2025

**Invoice Summary**

Description	Prior Billed	Total Billed	Current Billed
<b>Task 1 - Project Management, Administration, and Setup</b>	8,813.75	8,813.75	0.00
<b>Task 2 - Final Engineering Design and Permitting</b>	68,821.25	68,821.25	0.00
<b>Task 3 - CE&amp;I, Record Drawings, and Project Closeout</b>	17,820.00	24,988.75	7,168.75
<b>Additional Services</b>	0.00	0.00	0.00
<b>Out of Scope - Update Plans Per Unanticipated PLRWSD Revisions</b>	3,616.25	3,616.25	0.00
<b>Out of Scope - Plan Revisions Based Upon AHJ Project Review</b>	14,148.75	14,148.75	0.00
<b>Out of Scope</b>	0.00	0.00	0.00
<b>Expenses</b>	99.20	127.16	27.96
<b>Total</b>	<b>113,319.20</b>	<b>120,515.91</b>	<b>7,196.71</b>

**Task 3 - CE&I, Record Drawings, and Project Closeout**

Professional Services

	Date	Hours	Rate	Billed Amount
Principal Engineer				
Gregory T. Tankersley				
Eng General - Site Visits (50:105)				
	09/02/2025	0.50	165.00	82.50
	09/04/2025	1.50	165.00	247.50
	09/17/2025	1.25	165.00	206.25
	09/23/2025	0.50	165.00	82.50
Const - Management/Correspondence/Coordination (70:101)				
	09/03/2025	0.25	165.00	41.25
	09/10/2025	0.50	165.00	82.50
	09/11/2025	0.75	165.00	123.75
	09/15/2025	0.25	165.00	41.25
	09/25/2025	0.50	165.00	82.50
Const - Contractor Submittals/Coordination/Review (70:102)				
	09/02/2025	0.25	165.00	41.25

**Task 3 - CE&I, Record Drawings, and Project Closeout**

Professional Services

	Date	Hours	Rate	Billed Amount
<b>Principal Engineer</b>				
Gregory T. Tankersley				
Const - Drawing Changes/Modifications (70:402)				
	09/10/2025	1.00	165.00	165.00
Const - Requests for Information (70:404)				
	09/02/2025	0.25	165.00	41.25
Const - Progress Meetings (70:500)				
	09/04/2025	0.75	165.00	123.75
	09/18/2025	1.00	165.00	165.00
<b>Associate Engineer II</b>				
Brett E. Jones				
Const - Requests for Information (70:404)				
	09/02/2025	2.50	110.00	275.00
	09/04/2025	0.75	110.00	82.50
<b>Associate Engineer I</b>				
Luke J. Eckroth				
Const - Requests for Information (70:404)				
	09/02/2025	0.25	100.00	25.00
<b>Engineering Intern/CAD Technician</b>				
Trent M. Sayers				
Const - Management/Correspondence/Coordination (70:101)				
	09/04/2025	0.25	80.00	20.00
	09/05/2025	0.50	80.00	40.00
	09/06/2025	0.50	80.00	40.00
	09/08/2025	0.50	80.00	40.00
	09/15/2025	1.50	80.00	120.00
	09/16/2025	1.25	80.00	100.00
	09/17/2025	1.50	80.00	120.00
	09/18/2025	0.75	80.00	60.00
	09/22/2025	1.25	80.00	100.00
	09/25/2025	1.25	80.00	100.00
	09/26/2025	1.00	80.00	80.00
Const - Contractor Submittals/Coordination/Review (70:102)				
	09/02/2025	0.75	80.00	60.00
	09/10/2025	0.75	80.00	60.00
Const - Observation/Site Visits (70:300)				
	09/02/2025	2.50	80.00	200.00
	09/03/2025	1.50	80.00	120.00
	09/04/2025	3.25	80.00	260.00
	09/05/2025	3.00	80.00	240.00

**Task 3 - CE&I, Record Drawings, and Project Closeout**

Professional Services

	Date	Hours	Rate	Billed Amount
Engineering Intern/CAD Technician				
Trent M. Sayers				
Const - Observation/Site Visits (70:300)				
	09/08/2025	1.75	80.00	140.00
	09/10/2025	3.50	80.00	280.00
	09/11/2025	1.75	80.00	140.00
	09/12/2025	1.50	80.00	120.00
	09/17/2025	3.25	80.00	260.00
	09/18/2025	2.50	80.00	200.00
	09/22/2025	2.50	80.00	200.00
	09/23/2025	1.25	80.00	100.00
	09/24/2025	1.50	80.00	120.00
	09/25/2025	1.25	80.00	100.00
	09/26/2025	1.25	80.00	100.00
Const - Daily Construction Reports/Documentation (70:401)				
	09/02/2025	0.50	80.00	40.00
	09/03/2025	0.50	80.00	40.00
	09/04/2025	0.75	80.00	60.00
	09/05/2025	0.50	80.00	40.00
	09/09/2025	0.50	80.00	40.00
	09/10/2025	1.50	80.00	120.00
	09/11/2025	1.25	80.00	100.00
	09/12/2025	0.50	80.00	40.00
	09/17/2025	0.50	80.00	40.00
	09/18/2025	0.50	80.00	40.00
	09/22/2025	0.50	80.00	40.00
	09/23/2025	0.50	80.00	40.00
	09/24/2025	0.50	80.00	40.00
	09/25/2025	0.50	80.00	40.00
Const - Substantial/Final Completion (70:601)				
	09/05/2025	1.50	80.00	120.00
	09/09/2025	2.00	80.00	160.00
	09/11/2025	2.00	80.00	160.00
	09/15/2025	1.25	80.00	100.00
	09/23/2025	2.50	80.00	200.00
Const - As-builts/Record Drawings (70:602)				
	09/12/2025	1.75	80.00	140.00
	09/15/2025	1.75	80.00	140.00
	Phase subtotal			<u>7,168.75</u>

**Expenses**

Reimbursables

	Units	Cost Rate	Multiplier	Rate	Billed Amount
Reproduction					
09/10/2025	4.00	3.60	1.00	3.60	14.40
<i>4 - 24"x36" Sheets, Grading Plans for Andy Laidlaw</i>					
Shipping & Delivery					
09/04/2025			1.10		13.56
<i>Shipping to send water samples to laboratory</i>					
Phase subtotal					27.96
Invoice total					<b>7,196.71</b>

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
4817	09/03/2025	0.40	0.40				
4848	09/30/2025	7,196.71	7,196.71				
	Total	7,197.11	7,197.11	0.00	0.00	0.00	0.00

*Terms: Total due in 30 days.*

*Make all Checks Payable to Crestline Engineers, Inc.  
 Overdue accounts subject to a service charge of 1% per month.*

**THANK YOU FOR YOUR BUSINESS!**

# INVOICE

**Irontown Modular**  
1947 N Chappel Dr  
Spanish Fork, UT 84660

shanes@irontownhomes.com  
+1 (801) 798-9026  
www.irontownhomes.com

## Andy Laidlaw:ST LUKE'S MCCALL TOWNHOMES:McCall Construction

**Bill to**  
McCall Construction  
1000 State Street  
McCall, ID 83638

**Ship to**  
McCall Construction  
1000 State Street  
McCall, ID 83638

### Invoice details

Sales Rep: John

Invoice no.: 6137  
Terms: Due on receipt  
Invoice date: 10/02/2025  
Due date: 10/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Construction - Factory</b>	25% of Factory Price required at frame complete  9- \$ 29,422.00 10- \$ 29,422.00 11- \$ 29,422.00 12- \$ 29,422.00	4	\$29,422.00	\$117,688.00
2.		<b>Construction - Factory</b>	25% of Factory Price required at completion of mechanical, electrical and plumbing:  1- \$ 29,422.00 2- \$ 29,422.00 3- \$ 29,422.00 4- \$ 29,422.00 5- \$ 29,422.00 6- \$ 29,422.00 7- \$ 29,422.00 8- \$ 29,422.00 9- \$ 29,422.00 10- \$ 29,422.00 11- \$ 29,422.00 12- \$ 29,422.00	12	\$29,422.00	\$353,064.00
3.		<b>Construction - Factory</b>	25% of Factory Price required at interior paint  1- \$ 29,422.00 2- \$ 29,422.00	4	\$29,422.00	\$117,688.00

3- \$ 29,422.00

4- \$ 29,422.00

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**Total**

**\$588,440.00**

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**GEOTECHNICAL | ENVIRONMENTAL**  
**MATERIALS TESTING | SPECIAL INSPECTION**  
 AN EMPLOYEE-OWNED COMPANY

**Please Remit Payment to:**  
**ALLWEST Testing & Engineering, Inc**  
**255 N. Linder Road**  
**Meridian, ID 83642**

**INVOICE**

No. 242734  
 Invoice Date: 9/30/2025  
 Due Date: 10/30/2025

Granite Excavation, Inc.

23 Warm Lake Highway  
 Cascade, ID 83611

**Project :525-649T Mission Street McCall**

P.O. Number: 25042

For Services Rendered Through 9/14/2025

	Hours/Units	Rate	Billed Amt
<b>9/2/2025</b>			
<b>Asphalt Density Testing</b>			
Field Technician:	8.00	\$90.00	\$720.00
Overtime:	3.50	\$135.00	\$472.50
<b>Asphalt Sample Pickup</b>			
Field Technician:	2.00	\$90.00	\$180.00
<b>Mileage</b>			
Vehicle Mileage:	24.00	\$1.20	\$28.80
Vehicle Mileage:	218.00	\$1.20	\$261.60
<b>Lab Testing</b>			
AS: Asphalt Extraction Gradation, NCAT:Sample # A525 0490	1.00	\$220.00	\$220.00
<b>Equipment Charges</b>			
E: Nuclear Densometer:	1.00	\$40.00	\$40.00
	Hours/Units	Rate	Billed Amt
6500:PA : Project Assistant	1.50	\$80.00	\$120.00
6600:PM : Project Manager	0.25	\$135.00	\$33.75
<b>Current Invoice Amount</b>			<b><u>\$2,076.65</u></b>

All invoices are due within thirty (30) days. Invoices not paid within thirty (30) days will be assessed a late penalty of 1.5% per month.

255 N. Linder Road Meridian, ID 83642 Phone (208) 895-7898 Fax (208) 762-0942

[meridian@allwesttesting.com](mailto:meridian@allwesttesting.com)  
[www.allwesttesting.com](http://www.allwesttesting.com)

**Billing Summary**

	<b>Previously Billed</b>	<b>Current Billing</b>	<b>Billed To Date</b>
<b>Billing Totals</b>	\$0.00	\$2,076.65	\$2,076.65

All invoices are due within thirty (30) days. Invoices not paid within thirty (30) days will be assessed a late penalty of 1.5% per month.

255 N. Linder Road Meridian, ID 83642 Phone (208) 895-7898 Fax (208) 762-0942

meridian@allwesttesting.com  
www.allwesttesting.com

Application and Certification for Payment

TO (OWNER): ST LUKE'S MCCALL FOUNDATION  
1000 STATE STREET  
MCCALL ID 83638

PROJECT: ST. LUKE'S MISSION STREET  
WORKFORCE HOUSING  
2000 MISSION STREET  
MCCALL ID 83638

APPLICATION NO: SUMMARY APPLICATION #05 DISTRIBUTION  
PERIOD TO: 9/30/2025 TO:

OWNER  
ARCHITECT  
CONTRACTOR

FROM (CONTRACTOR): Jordan-Wilcomb Construction, Inc.  
600 S 8th Street  
Boise, ID 83702

ARCHITECT'S  
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as show below, in connection with the Contract. Continuation Sheet, AIA Type Document is attached

1. ORIGINAL CONTRACT SUM	\$	2,178,187.03
2. Net Change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	2,178,187.03
4. TOTAL COMPLETED AND STORED TO DATE	\$	955,355.00
5. RETAINAGE:		
a. 5.00% of Completed Work	\$	47,767.75
b. 0.00% of Stored Materials	\$	0.00
Total retainage (Line 5a + 5 b)	\$	47,767.75
6. TOTAL EARNED LESS RETAINAGE	\$	907,587.25
(Line 4 less line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	580,251.45
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$	327,335.80
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$	1,270,599.78
(Line 3 less Line 6)		

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		0.00
Total approved this month		0.00
TOTALS		0.00
NET CHANGE by Change Order		

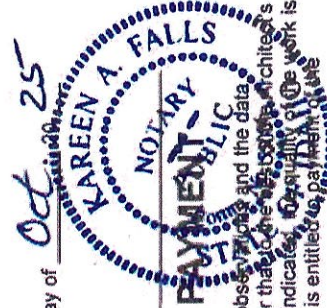
The Undersigned Contractor certifies that to the best of the Contractor's knowledge information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and that no amounts are due the owner, and that current payment shown herein is now due.

CONTRACTOR: Jordan-Wilcomb Construction, Inc.  
600 S 8th Street Boise, ID 83702

By: *[Signature]*  
T.J. Wilcomb/President Date: 10/25/2025

State of: ID  
County of: ADA

Subscribed and Sworn to before me this 25 Day of Oct  
Notary Public: *[Signature]*  
My Commission Expires: 9-2-2027



ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to owner that the Work shown on the Architect's knowledge, information and belief the Work has progressed as indicated. The quantity of the work is in accordance with the Contract Documents, and the contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$  
(Attached explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified)  
ARCHITECT: \_\_\_\_\_  
By: \_\_\_\_\_ Date: \_\_\_\_\_

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

AIA Type Document

Application and Certification for Payment

TO (OWNER): ST. LUKE'S MCCAL FOUNDATION  
 1000 STATE STREET  
 MCCALL ID 83638

PROJECT: MISSION STREET WORKFORC HOL  
 2000 MISSION ST  
 MCCALL ID 83638

APPLICATION NO: 9/30/2025  
 PERIOD TO: 9/30/2025

SUMMARY APPLICATION

DISTRIBUTION  
 TO:  
 \_OWNER  
 \_ARCHITECT  
 \_CONTRACTOR

FROM (CONTRACTOR): Jordan-Wilcomb Construction, Inc.  
 600 S 8th Street  
 Boise ID 83702

VIA (ARCHITECT): ARCHITECT'S  
 PROJECT NO:

CONTRACT FOR: CONTRACT DATE:

ITEM	DESCRIPTION	SCHEDULED VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIALS	COMPLETED STORED	%	BALANCE	RETAINAGE
PHASE 1									
1	AMENDMENT #2 SITE MOBILIZATION/TREE REMOVAL	\$210,345.03	\$98,700.00	\$50,307.00	\$0.00	\$149,007.00	70.84%	\$ 61,338.03	\$ 7,450.35
2	AMENDMENT #3 NORTH LOOP INFRASTRUCTURE & ROAD DEVELOPMENT	\$875,038.00	\$512,091.00	\$190,248.00	\$0.00	\$702,339.00	80.26%	\$ 172,699.00	\$ 35,116.95
3	AMENDMENT #5 WORKFORCE TOWNHOMES	\$1,092,804.00	\$0.00	\$104,009.00	\$0.00	\$104,009.00	9.52%	\$ 988,795.00	\$ 5,200.45
REPORT TOTALS:		\$2,178,187.03	\$610,791.00	\$344,564.00	\$0.00	\$855,355.00	43.86%	\$1,222,832.03	\$47,767.75