



McCall Memorial Hospital District

**McCALL MEMORIAL HOSPITAL DISTRICT
BOARD OF TRUSTEES SPECIAL MEETING
TUESDAY, JANUARY 6, 2026; 7:30 – 8:30 a.m.**
Administrative Conference Room; 1000 State St. McCall, ID 83638
For Microsoft Teams Link: [Join the meeting now](#)
Virtual Meeting ID: 252 726 450 726 and Passcode: hS3j9et2
Phone: 208-996-1717 Conference ID: 926 567 70#

AGENDA

1. Call to Order – Andy Laidlaw, Board Chair
2. Housing Workgroup – Andy Laidlaw, Board Chair
 - *ACTION* Approval of District’s Downpayment for IronTown Contract to Proceed with Phase 1B (referenced in IronTown’s Purchase Order as “Phase 2”)
 - *ACTION* Approval of Chairman to Sign IronTown Contract and/or Purchase Order to Proceed with Phase 1B (referenced in IronTown’s Purchase Order as “Phase 2”)
3. *ACTION* Approval of Ambulance Change Order – Ginger McCabe, SLHS VP System Operations
4. *ACTION* Motion to enter Executive Session pursuant to Idaho Code §74-206(1)(f): To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.
– Andy Laidlaw, Board Chair
5. *ACTION* Review Options Relative to Give Us a Vote’s Complaint to the Idaho Attorney General
– Steve Millemann, MMHD Legal Counsel
6. Public Comment
7. New Business
8. Adjourn – Andy Laidlaw, Board Chair

Upcoming Meetings:

Public Information Campaign Workgroup Meeting – Tuesday, January 13; 10:00 – 11:00 a.m.
MMHD Housing Workgroup Meeting – Monday, January 19 ; 9:00 – 10:00 a.m.
Next Board Meeting – Tuesday, January 20; 7:30 – 9:00 a.m.
SLM Foundation Board – Wednesday, February 18; 2:00 – 4:00 p.m.



Purchase Order - St. Luke's McCall Townhomes - Phase 2

Estimate Date:	November 26, 2025
Customer Name:	St Lukes McCall Foundation and McCall Memorial Hospital District
Delivery Address:	300 block North Mission Street, McCall ID 83638

Factory Price	7924 SF LIVING	NOTES
Metals		Turnbuckle awning hardware for cantilevered awnings included. Structural moment frame at garage to be provided and installed by others onsite - prior
Framing		Per plan - includes garage level w/ temp floor framing. Includes entry deck.
Exteriors (Siding / Roofing / Decking)		Includes window flashing, factory installed siding (see siding map), shiploose siding per selections sheet. Includes reglet trim for 1/2" reveal required. Vertical siding to be provided and installed onsite by others. Roofing material & labor to be excluded, provided and installed onsite by others.
Window and Exterior Doors		Includes windows and exterior doors per plan. Garage man door to be shipped loose and installed by others onsite.
Mechanical		Includes 3 & 4 head mini split systems with wallmounts & baseboard heaters per plan for two & three bedroom units
Plumbing/Fire Sprinklers		Includes factory - no fire sprinklers
Plumbing Fixtures		Includes factory
Electrical		Electrical - includes factory. Wire runs to meter bases excluded, conduit to be ran to garage ceiling. Meter bases provided and installed by others.
Light Fixtures		Includes factory, exterior building lighting shipped loose
Drywall / Insulation		includes factory, garages finished except for points of connection. Garage interior walls to be drywall hang & taped, no paint included in garage.
Interior Doors & Trim		Includes factory, shiploose
Paint		Complete in factory, prime plus 2 coats in all rooms. GC to paint corner to corner in rooms with marriage lines.
Flooring / Fireplace		Includes upper floors. Lower levels and stairs materials shipped loose, installed by others (due to connection points, see flooring map).
Cabinetry / Countertops		Included
Shower Doors & Mirrors		Not included. (Medicine Cabinets have been removed, provided & Installed by owner)
Appliances / Specialty		Included
General Conditions / Contingency / Warranty / Cleanup / Stock / Load		
Inspection / Fees		
Factory Price		\$1,440,195

Non-Factory Price

Drafting and Engineering	Not in Contract	\$0
Foundation & Site Work	Not in Contract	\$0
Delivery Allowance	550 Miles, 12 Trucks, 24 Pilots, Interstate Permits, No Police Escort, 1 - shiploose truck. Includes 1 hour per mod for set, assuming storage onsite and last mods arrive at time of set.	\$103,125
Set	Not in Contract	\$0
Crane Allowance	Not in Contract	\$0
Stitch	Not in Contract	\$0
Subtotal of Non-Factory Costs		\$103,125
Est. State Sales Tax - 7% x 55% mod tax exemption for ID = 3.85%		\$55,447
Irontown Modular Total Cost		\$1,598,767

OPTIONS- Not included in final pricing

- 1 Irontown PM Onsite for Set/Stitch Coordination (per week allowance range \$5500-\$7000)

Notes:

- Owner responsible to provide access to project for crane and trucks as required. Local permits are the responsibility of the buyer.
- 1 pilot per truck is included unless otherwise noted. Highway Patrol, additional pilots and re-routing of trucks may be required according to DOT.
- Pricing includes information as known to Irontown Modular to date. Any new information obtained, including changes from local entities, structural engineering, or others may incur additional cost to the Purchaser.
- Exclusions: Sitework, Foundation, Exteriors, Elevator, Tech room contents, FFE, window coverings, garage overhead doors, anything not included in the selections sheet.
-

Site visits are mandatory for each project. Cost is included in this estimate. As all homes are custom and are drawn individually, pre-construction costs are paid up front. The final transport price cannot be determined until permits are issued. Pilot car costs are included in this estimate. This pricing is valid for 30 days and will expire if not signed within 30 days of date of purchase order.

Standard payment terms: to be billed monthly at these points of completion per module

25% of Factory Price required at signing of purchase order		\$360,049
25% of Factory Price required at frame complete	Billed monthly per production schedule	\$360,049
25% of Factory Price required at completion of mechanical, electrical and plumbing	Billed monthly per production schedule	\$360,049
25% of Factory Price required at interior paint	Billed monthly per production schedule	\$360,049
100% of Sales Tax & Delivery Allowance - due 10 business days prior to delivery		\$158,572

TERMS & CONDITIONS: This is a legally binding agreement. This Purchase Order is subject to the terms and conditions that are set forth in the current Sales and Purchase contract in effect between purchaser and Irontown Homes. This Purchase Order shall not be effective until signed by purchaser and accepted by a fully authorized agent of Irontown Homes. This purchase does not include house set, stitch work, site work, sales tax, building permits or pilot cars, unless specified. These items will be the responsibility of the owner. By signing hereon, purchaser affirms they will be bound by all terms and conditions and that all statements contained hereon are true. This Purchase Order shall be deemed to have made and deemed to have been performed in the State of Utah and subject to Utah law.

Purchaser _____ Date _____ Purchaser _____ Date _____

KEBH _____ Date _____

BID PROPOSAL

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TO: St. Luke’s Hospital
ATTN: John Shaw shawjo@slhs.org
FROM: Jose Chavez jose.chavez@consurco.com
DATE: December 12, 2025
PROJECT: St. Luke’s McCall Ambulance Bay – 1000 state St, McCall, ID 83638

WAGE RATE: **Project Pricing Based on Standard Labor Rates with Nights or Weekends**

Consurco will perform and install the following scope of work. This estimate includes labor, material, clean up, and quality workmanship with experienced supervision.

SCOPES OF WORK:

A. Resinous Flooring With Slope Build UP

Scope: 787 Sq. Ft. Floor

Finish: Smooth Floor down center with non-slip around walk paths / Solid Color (Grey)

Process:

1. Grind floor to create CSP per manufacturers specifications
2. Install Cement urethane 4" cove base around perimeter
3. Install slope in bay 8' out from West/East/North walls towards center of room with sand and epoxy
4. Touch up prep and install a moisture mitigation basecoat (Cement Urethane)
5. Touch up prep and install a cement urethane topcoat

Estimated Duration: 5 - 6 Days

B. Resinous Flooring With No Slope Build up

Scope: 787 Sq. Ft. Floor

Finish: Smooth Floor down center with non-slip around walk paths / Solid Color (Grey)

Process:

1. Grind floor to create CSP per manufacturers specifications
2. Install Cement urethane 4" cove base around perimeter
3. Touch up prep and install a moisture mitigation basecoat (Cement Urethane)
4. Touch up prep and install a cement urethane topcoat

Estimated Duration: 4 - 5 Days

PRICING:

- | | |
|---|--------------------|
| A. Labor and Material for Resinous Flooring with slope build up: | \$39,530.00 |
| B. Labor and Material for Resinous Flooring with no slope build up: | \$23,946.00 |

BID PROPOSAL

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PRICING NOTES:

1. Pricing is based on having access to the entire area to complete scope in one phase.
2. Pricing only for scope A. Resinous flooring includes sloping installation.
3. Pricing for scope B. does not include sloping.
4. Pricing for Scopes A. & B. do not include the installation of any type of drain installation.
5. Pricing includes a generator to run our large industrial equipment.

BID PROPOSAL

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STANDARD CONDITIONS OF INSTALLATION:

1. Owner/GC to provide electrical power (120v/1ph/20amp), trash dumpster for construction debris including bagged concrete dust, restrooms, and finished lighting.
2. Owner/GC to provide a minimum of 60 degrees' temperature throughout entire installation and cure.
3. Owner/GC to provide a means to move equipment to work area.
4. Owner/GC understand and agree that joint sealant filling is not stand alone and is included with the contracted scope(s) cost. If contracted scope is removed, so is the joint sealant in removed scope(s).
5. Owner/GC to verify and remediate any existing floor coverings for asbestos or other carcinogens.
6. Owner/GC to remove or wait to install all movable equipment and machinery before installation including bathroom partitions and toilets.
7. Owner/GC to accept and store material in a safe, dry, temperature-controlled area upon delivery.
8. Owner/GC to provide a dry, watertight environment throughout coating procedure.
9. Owner/GC to provide free and clear access during entire installation process.
10. Owner/GC to ensure no other personnel or trades intrude on work area during installation and cure.
11. Owner/GC shall not install equipment or structure that will limit the accessibility of 36" planetary grinder.
12. Owner/GC responsible for post coating protection.
13. CONSURCO can provide and install floor protection at an additional charge of \$1.50/sf. This price does not include the maintenance, removal, or disposal of the floor protection.
14. CONSURCO will provide vacuum assisted tools and prep procedures although the flooring installation will introduce some dust and odor.
15. CONSURCO will provide up to 1 man-hour per 3,000 Sq.Ft. of minor concrete patching, any additional floor patching can be completed @ \$65.00 / Hour plus materials with an approved, signed change order.
16. Resinous Flooring will follow contour of existing substrate, sloping or additional grinding will be charged as a change order.
17. **Project Pricing is based on standard labor rates (40-hour weeks, non-union, non-prevailing wage, no nights, or weekends).**
18. Project Pricing is based on completing all areas in one continuous phase (**Per Scope**). Areas must be clear of all other trades for the duration of the installation and scheduled as such. Additional Cost accrued by CONSURCO due to work site interruptions or cross-scheduling that requires remobilization and/or delays will be charged to the customer through an approved change order.
19. If the Moisture Vapor in the concrete exceeds 3.00lbs per thousand square feet, there will need to be a moisture mitigation system installed which is not covered in this pricing.
20. If crew is unable to start work at time of arrival, there will be a \$65/man hour charge for stand-by time.
21. Project schedule shall be established 30 days prior to start of work. Any changes in schedule less than 30 days to start of work may require a \$2,000.00 mobilization fee and \$2,000.00 De-mobilization fee.
22. Pricing includes a 1-year warranty from completion date for labor and materials.
23. Payment Terms – Net 30 on all progress billing. Retainage to be paid 30 days from substantial completion.
24. Price quote is good for 90 days from date of proposal.
25. Owner Controlled Insurance Programs (OCIP) and Contractor Controlled Insurance Programs (CCIP) are already factored into our price, and as such, there is no deduction for their use on a project.
26. Third party collaborative project management tools or payment processing services are NOT included in pricing and will be billed as a change order at actual costs plus associated labor hours for setup and execution.

PLEASE SIGN BELOW AND RETURN AS AUTHORIZATION TO PROCEED.

The undersigned buyer accepts this proposal as a binding contract subject only to the approval of the buyer's credit by the seller which approval shall not be unreasonable withheld. The conditions set forth on this proposal are a part of the proposal and no contradictory or additional term contained in any form sent, delivered, or produced by buyer shall become a part of the contract unless accepted in writing by seller. This proposal is subject to signing a mutual agreeable contract. This proposal shall be accepted by buyer's authorized signature hereon or by acceptance of any performance, shipment, or delivery by seller.

BUYER

NAME _____

TITLE _____

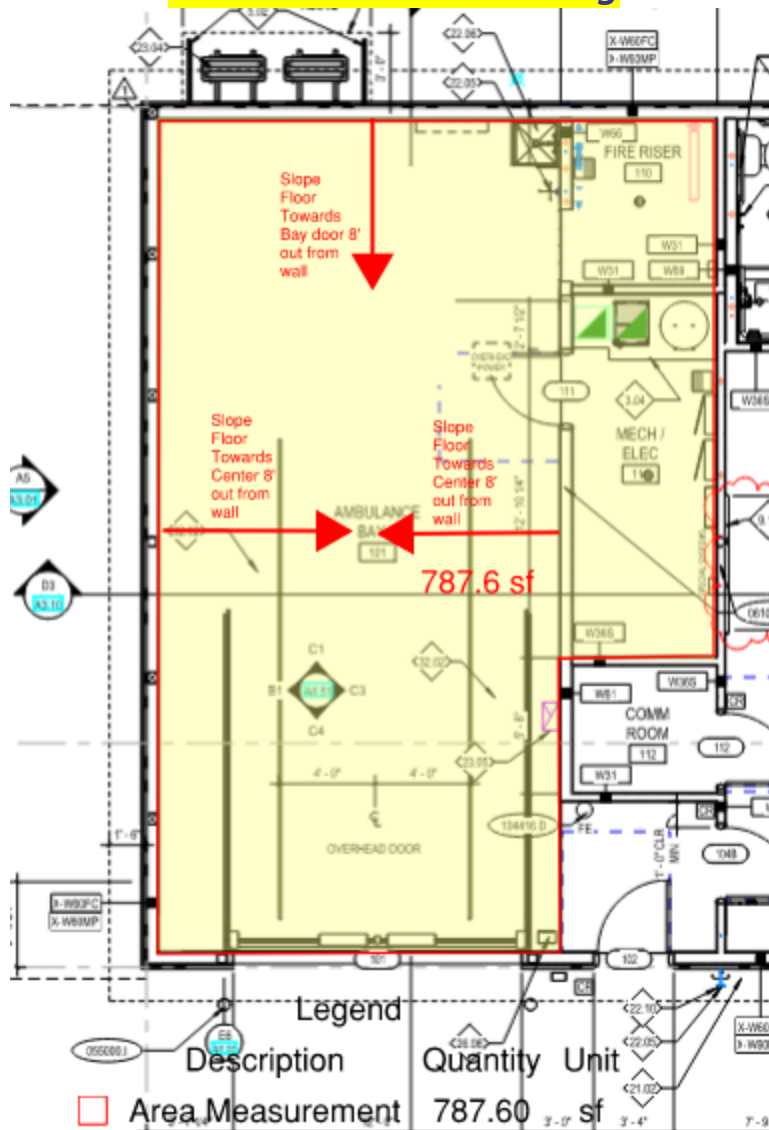
DATE _____

Thank You... We look forward to working with you!

BID PROPOSAL

Exhibit 1: Sloping Details

Yellow: Resinous Flooring

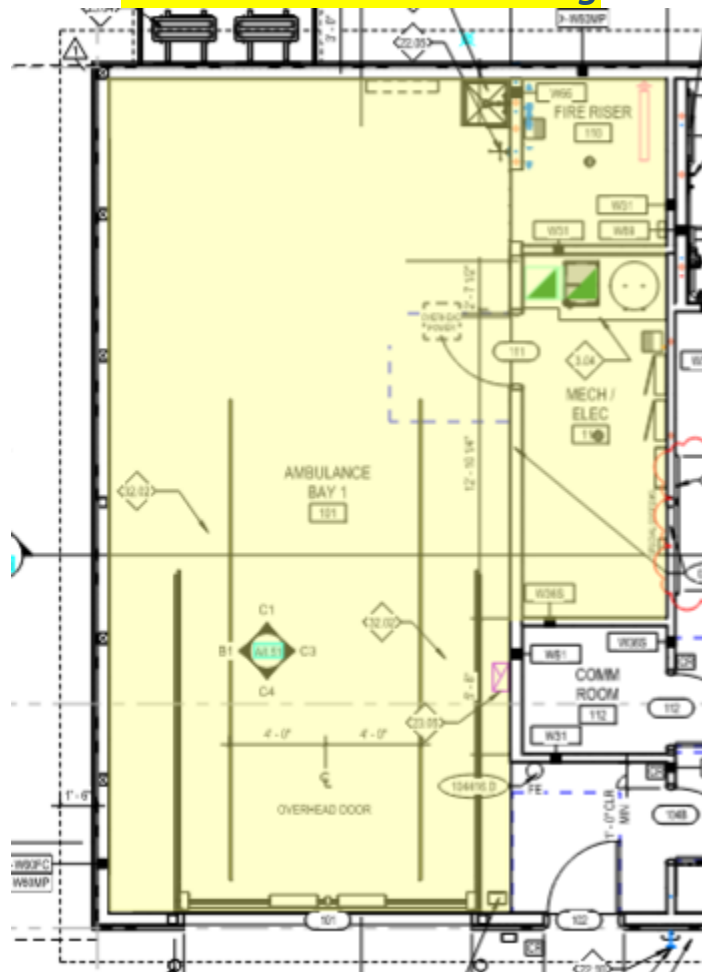


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Exhibit 2: No sloping / Floor coatings Only

YELLOW: Resinous Flooring



C00643 McCall Ambulance Garage and Crew Quarters					12/23/2025
PCO/CO#	Approval Status	Reason	Contingency Used	Remaining Balance	Notes
				130,486	
1	Approved	Shower stall specification	906	129,580	
2	Approved	Dewatering & Overex	21,070	108,510	
3	Approved	Sidewalk & Snowmelt	43,972	64,538	
4	Approved	Lumber escalation	4,503	60,035	
5	Approved	Credit to remove gutter	-600	60,635	
6	Approved	Added Hewitt St. Paving	19,158	41,477	
7	Approved	Extend Walls Bed/Bath	1,633	39,844	
8	Approved	HydroExcavating & Wall	2,678	37,166	
9	Approved	Sidewalk & Driveway	11,838	25,328	
10	Approved	Carbon Monoxide Sensor	4,515	20,813	
11	Approved	Wardrobe cabinets	2,586	18,227	
12	Approved	Carbon Monoxide Sensor	2,000	16,227	
13	Proposed	Epoxy Seal Garage Floor	39,530	-23,303	
			153,789		
<i>Contractor Contingency (included in Current Project Forecast)</i>				0	GC confirmed contingency was used during the project.
<i>Project Financial Reserve</i>				190,597	
<i>Current Project Forecast</i>				1,520,240	Excludes PCO #13
<i>Project Budget</i>				1,559,403	
Forecasted Return to McCall Memorial Hospital District				190,230	Budget - Current Forecast - PCO13 + Financial Reserve

Created By	John Shaw	Date	12/4/2025
Situation	When the ambulance is garaged, melting snow and ice is ponding and seeping under the walls into the adjacent Mechanical/Electrical Room.		
Background	<ul style="list-style-type: none"> • In the latter stages of design for this facility, it was determined that costs needed to be removed from the scope in order to meet the approved budget. • The ambulance garage was downsized from two bays to a single bay, and a central drain was removed from the floor. Removal of the floor drain was a significant cost savings due to the requirement of an associated grease interceptor to separate out any auto fluids prior to entry into the city storm water system. • The concrete slab was poured level, and now as snow melts, the resulting water is seeping under the adjacent walls. 		
Assessment	<ul style="list-style-type: none"> • Prolonged water seepage into the adjacent walls will eventually result in the formation of mold within the wall cavity. • Waterproofing the concrete slab with an epoxy coating, along with an integral covered base, will create a contained area for the water, which can then be broomed out of the garage. 		
Recommendation	<ul style="list-style-type: none"> • Install Resinous Floor Waterproofing to the exposed concrete floor of the garage. A proposal for this work has been requested, but not yet received. It is anticipated this can be accomplished for less than \$25,000. Current contingency remaining is \$16,224. The total project is currently \$40,000 under budget. 		