



McCall Memorial Hospital
District

**McCALL MEMORIAL HOSPITAL DISTRICT
HOUSING WORKGROUP MEETING**

Monday December 15, 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 & Verna Vanis - Workgroup Co-Chairs
- 2.) Project Update - Andy Laidlaw & Verna Vanis - Workgroup Co-Chairs
ACTION – Phase 1 Final Plat – Amy Holm, MMHD Legal Counsel
- 3.) *ACTION* - Approval of Monthly Invoices – Andy Laidlaw & Verna Vanis - Workgroup Co-Chairs
- 4.) Next Steps – Andy Laidlaw & Verna Vanis - Workgroup Co-Chairs
ACTION – Status on Financial Workforce Housing Update – Jenny Ruemmele, SLMF Exec. Dir.
- 5.) Other Business – Andy Laidlaw & Verna Vanis - Workgroup Co-Chairs
- 6.) Public Comment – Andy Laidlaw & Verna Vanis - Workgroup Co-Chairs
- 7.) Adjourn – Andy Laidlaw & Verna Vanis - Workgroup Co-Chairs

Upcoming Meetings:

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, December 17; 2:00 – 4:00 p.m.

December 2025 Workforce Housing Invoice Packet

Vendor	Invoice Date	Invoice Number	Tracking Date	Invoice Total	Notes
Allwest	11/19/2025	243445	11/19/2025	\$1,266.50	
City of McCall - Water	11/14/2025	N/A	11/21/2025	\$109.52	
Valley County Tax Collector	11/10/2025	146438	11/21/2025	\$1,462.60	
Crestline Engineers	12/3/2025	4916	12/3/2025	\$15,693.75	
Jordan-Wilcomb Construction, Inc.	12/4/2025	N/A	12/4/2025	\$160,163.85	

Invoices Total:	\$178,696.22
Invoices Total at 50%	\$89,348.11
Invoices Total at 50%, less \$7,500 credit owed to MMHD - see note.	\$81,848.11

Note: Last month's invoice packet included an invoice from Irontown Modular for \$391,113.00, but this invoice did not include a credit of \$15,000, which was a draw against the construction deposit. This credit adjusted the bill to \$376,113.00, which is the amount the Foundation paid to Irontown. MMHD should be credited their half (\$7,500) of the \$15,000 credit.



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. 243445

Invoice Date: 11/19/2025

Due Date: 12/19/2025

Granite Excavation, Inc.

23 Warm Lake Highway
 Cascade, ID 83611

Project :525-503T St Lukes Housing

For Services Rendered Through 11/9/2025

	Hours/Units	Rate	Billed Amt
10/13/2025			
Soil Density Testing			
Field Technician:	3.50	\$90.00	\$315.00
Mileage			
Vehicle Mileage:	110.00	\$1.20	\$132.00
Equipment Charges			
E: Nuclear Densometer:	1.00	\$40.00	\$40.00
10/14/2025			
Mileage			
Vehicle Mileage:	110.00	\$1.20	\$132.00
Concrete Testing			
Concrete Testing:	3.00	\$90.00	\$270.00
Lab Testing			
C: Concrete Cylinders (BT):Sample # C525 1763	3.00	\$25.00	\$75.00
<hr/>			
	Hours/Units	Rate	Billed Amt
6500:PA : Project Assistant	1.25	\$80.00	\$100.00
6600:PM : Project Manager	1.50	\$135.00	\$202.50
Current Invoice Amount			<u>\$1,266.50</u>

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

Billing Summary

	Previously Billed	Current Billing	Billed To Date
Billing Totals	\$8,108.00	\$1,266.50	\$9,374.50

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



City of McCall
FINANCE

216 E. Park Street
McCall, IDAHO 83638

Service Location

133 Viking Ln
Account # : 10.0002.1

McCall St. Lukes Foundation
1000 State St
MCCALL ID 83638

PREVIOUS READING	DATE	SERVICE	USAGE / 1000 GAL	CHARGE
0	10/01/2025	Water		109.52
PRESENT READING	DATE			
0	10/28/2025			
Statement Date:				
11/14/2025				
Previous Balance:				107.36
Payments:				- 107.36
Adj./Applied Deposits				0.00
Current Charges:				109.52
Amount Due By: 12/01/2025				109.52
After This Date : 12/10/2025				122.11

Please disregard if already paid.

A 1.5% monthly service charge (18% annual) shall be added to any utility not paid within 30 days past the due date.

IMPORTANT UPDATE TO ONLINE BILL PAY: Beginning with the January 2026 billing cycle, the City's billing portal will transition to a new system. Additional information and instructions will be provided in the coming weeks.

AUTOMATIC PAYMENT CUSTOMERS: The Amount Due will be deducted around the 1st (or as specified by customer) working day of each month.

RETURNED BANK ITEM FEE: A \$20.00 fee is charged when your bank does not honor your Payment.

If you have any questions or concerns regarding your utility bill, please call 208-634-4803.

When paying your bill by mail or in person write your account number on your check.

Payment made within two days of the billing date may not be reflected on this statement.

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

MAKE CHECKS PAYABLE TO:

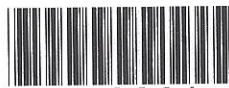


City of McCall
FINANCE

216 E. Park Street
McCall, ID 83638

Service Location: 133 Viking Ln
Account No. 10.0002.1
Amount Due By : 12/01/2025 **109.52**
After This Date : 12/10/2025 **122.11**

Amount Enclosed



* 1 0 0 0 0 2 1 *



226 *****AUTO**5-DIGIT 83638 2



MCCALL ST. LUKES FOUNDATION
1000 STATE ST
MCCALL ID 83638

CITY OF MCCALL
216 E. PARK ST.
MCCALL, ID 83638-3832



VALLEY COUNTY TAX COLLECTOR
 P.O. Box 1350
 Cascade, ID 83611
 (208)382-7110

VALLEY COUNTY TAX STATEMENT

Tax Year: 2025 Bill Number: 146438
 AIN: Billing Date: 11/10/2025
 PIN/Parcel ID: RPM00000163270 Balance good until: 12/20/2025
 Code-Area: 003-0004 Last Payment:

13*1*4787***** AUTO**5-DIGIT 83638



ST LUKES MCCALL FOUNDATION INC
 1000 STATE ST
 MCCALL ID 83638-3704

Bond Information: www.co.valley.id.us

Parcel Description:
 MCCALL ACREAGE TAX NO. 229 IN NW NW S16 T18N R3E

Location:
Acres: 4.8018
Mortgage:

PAYMENTS RECEIVED WITH A DELINQUENCY WILL BE APPLIED TO THE OLDEST DELINQUENT TAX YEAR. TO AVOID LATE CHARGES, PAYMENTS MUST BE RECEIVED OR POSTMARKED BY THE DUE DATE.

***** IMPORTANT *****
PLEASE READ BOTH BACK AND FRONT

Charges and Credits				Values and Exemptions	
Valley County	208-382-7100	0.0008215880	279.13	Land Value	339,738
City of McCall	208-634-7142	0.0021687240	736.80	Total Taxable	339,738
City of McCall GO Bond HB470	208-634-7142	0.0000636920	21.64		
School #421	208-634-2161	0.0005074360	172.40		
School #421 Bond	208-634-2161	0.0001012550	34.40		
School #421 Tort	208-634-2161	0.0000034000	1.16		
School #421 Supplemental	208-634-2161	0.0000575460	19.55		
McCall Cemetery	208-634-6528	0.0000035540	1.21		
Payette Lake Water/Sewer	208-634-4111	0.0000884520	30.05		
McCall Memorial Hospital	208-271-6678	0.0001544090	52.46		
Valley Countywide EMS District	208-271-1933	0.0003349700	113.80		
Gross Total Charges			1,462.60		
Net Charges			1,462.60		
				Prior Year Charge	0.00
				* Tax Relief Appropriated By The Legislature	
				School Savings*	36.85
				Bill Summary	
				Current Year Charges	1,462.60
				Delinquent Charges	0.00
				Interest Charges	0.00
				Late Fee Charges	0.00
				Fee Charges	0.00
				Paid Amount	0.00
				Total Amount Due	1,462.60
				Messages	
				The mortgage companies have received a copy of the Valley County Tax File. If your mortgage company pays your taxes, this notice is for information only.	
				Electronic payments are accepted through our website www.co.valley.id.us . All payments require your PIN (parcel identification number). E-check payments are subject to a \$1.00 fee or credit and debit card payments are subject to a 2.50% convenience fee	

Make Check Payable to: VALLEY COUNTY TAX COLLECTOR

Keep top portion for your records

FOR PROPER CREDIT RETURN THIS STUB WITH PAYMENT
 PERSONAL CHECKS ARE SUBJECT TO BANK CLEARANCE

FOR PROPER CREDIT RETURN THIS STUB WITH PAYMENT
 PERSONAL CHECKS ARE SUBJECT TO BANK CLEARANCE

ST LUKES MCCALL FOUNDATION INC
 1000 STATE ST
 MCCALL ID 83638

ST LUKES MCCALL FOUNDATION INC
 1000 STATE ST
 MCCALL ID 83638

Bill Number: 2025 - 146438
 PIN/Parcel ID: RPM00000163270
 AIN:

MINIMUM/1ST HALF
 \$731.30
 FULL AMOUNT
 \$1,462.60

Bill Number: 2025 - 146438
 PIN/Parcel ID: RPM00000163270
 AIN:

2ND HALF
 \$731.30

VALLEY COUNTY
 MONTHLY PAYMENTS ARE ACCEPTED
 DELINQUENT IF NOT PAID BY

VALLEY COUNTY
 MONTHLY PAYMENTS ARE ACCEPTED
 DELINQUENT IF NOT PAID BY

Due Date: December 20, 2025

Due Date: June 20, 2026



00151516-AUTO-00006329

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 4916
 Date 12/03/2025

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

Professional services through 11/30/2025

Invoice Summary

Description	Prior Billed	Total Billed	Current Billed
Task 1 - Project Management, Administration, and Setup	9,515.00	10,078.75	563.75
Task 2 - Final Engineering Design and Permitting	68,821.25	68,821.25	0.00
Task 3 - CE&I, Record Drawings, and Project Closeout	32,631.25	42,040.00	9,408.75
Additional Services	0.00	0.00	0.00
Out of Scope - Update Plans Per Unanticipated PLRWSD Revisions	3,616.25	8,670.00	5,053.75
Out of Scope - Plan Revisions Based Upon AHJ Project Review	14,148.75	14,148.75	0.00
Out of Scope - Unanticipated FAA Post Construction Coordination	0.00	425.00	425.00
Out of Scope - Final Plat Support and CDH Subdivision Environmental Report	0.00	82.50	82.50
Out of Scope	0.00	0.00	0.00
Expenses	257.83	417.83	160.00
Total	128,990.33	144,684.08	15,693.75

Task 1 - Project Management, Administration, and Setup

Professional Services

	Date	Hours	Rate	Billed Amount
Principal Engineer				
Gregory T. Tankersley				
Admin - Project Management (10:200)				
	10/30/2025	1.00	165.00	165.00
	11/06/2025	0.75	165.00	123.75
	11/13/2025	0.50	165.00	82.50
Admin - Project Correspondence/Coordination (10:300)				
	11/13/2025	0.25	165.00	41.25
	11/21/2025	0.50	165.00	82.50
	11/24/2025	0.25	165.00	41.25
Associate Engineer II				
Robert F. Pair III				
Admin - Project Correspondence/Coordination (10:300)				
	11/17/2025	0.25	110.00	27.50
Phase subtotal				563.75

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

Professional Services

	Date	Hours	Rate	Billed Amount
Principal Engineer				
Gregory T. Tankersley				
Const - Management/Correspondence/Coordination (70:101)				
	10/27/2025	0.25	165.00	41.25
	11/05/2025	0.50	165.00	82.50
	11/06/2025	0.75	165.00	123.75
Const - Observation/Site Visits (70:300)				
	11/12/2025	0.50	165.00	82.50
	11/19/2025	0.25	165.00	41.25
Const - Substantial/Final Completion (70:601)				
	10/27/2025	0.25	165.00	41.25
	10/29/2025	1.00	165.00	165.00
	11/11/2025	0.50	165.00	82.50
	11/12/2025	0.25	165.00	41.25
	11/17/2025	0.25	165.00	41.25
	11/21/2025	1.50	165.00	247.50
Const - As-builts/Record Drawings (70:602)				
	11/04/2025	0.50	165.00	82.50
	11/06/2025	0.25	165.00	41.25
Associate Engineer II				
Brett E. Jones				
Const - As-builts/Record Drawings (70:602)				
	10/30/2025	1.25	110.00	137.50
	11/11/2025	1.50	110.00	165.00
	11/12/2025	0.50	110.00	55.00
	11/13/2025	3.25	110.00	357.50
Associate Engineer I				
Stockton M. Raines				
Const - As-builts/Record Drawings (70:602)				
	10/27/2025	0.25	100.00	25.00
	10/28/2025	1.50	100.00	150.00
	10/29/2025	6.00	100.00	600.00
	11/10/2025	1.00	100.00	100.00
	11/11/2025	6.25	100.00	625.00
	11/12/2025	0.50	100.00	50.00
	11/13/2025	2.50	100.00	250.00
	11/14/2025	0.50	100.00	50.00
	11/18/2025	1.50	100.00	150.00
	11/19/2025	1.50	100.00	150.00
	11/20/2025	0.50	100.00	50.00

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

Professional Services

	Date	Hours	Rate	Billed Amount
Engineering Intern/CAD Technician				
Trent M. Sayers				
Const - Management/Correspondence/Coordination (70:101)				
	10/27/2025	0.75	80.00	60.00
	10/28/2025	2.50	80.00	200.00
	10/29/2025	2.75	80.00	220.00
	11/03/2025	1.25	80.00	100.00
	11/04/2025	1.25	80.00	100.00
	11/05/2025	1.50	80.00	120.00
	11/06/2025	1.75	80.00	140.00
	11/07/2025	2.25	80.00	180.00
	11/11/2025	2.00	80.00	160.00
	11/12/2025	3.50	80.00	280.00
	11/13/2025	2.25	80.00	180.00
	11/17/2025	0.50	80.00	40.00
	11/18/2025	2.00	80.00	160.00
	11/20/2025	3.00	80.00	240.00
	11/24/2025	1.75	80.00	140.00
	11/25/2025	0.75	80.00	60.00
Const - Observation/Site Visits (70:300)				
	10/27/2025	1.25	80.00	100.00
	10/28/2025	1.50	80.00	120.00
	11/03/2025	1.75	80.00	140.00
	11/04/2025	1.50	80.00	120.00
	11/05/2025	2.50	80.00	200.00
	11/06/2025	2.75	80.00	220.00
	11/07/2025	2.75	80.00	220.00
	11/11/2025	1.00	80.00	80.00
	11/13/2025	1.50	80.00	120.00
	11/14/2025	1.50	80.00	120.00
	11/17/2025	1.50	80.00	120.00
	11/18/2025	1.00	80.00	80.00
	11/19/2025	1.75	80.00	140.00
	11/26/2025	0.75	80.00	60.00
Const - Daily Construction Reports/Documentation (70:401)				
	10/27/2025	0.50	80.00	40.00
	10/28/2025	0.50	80.00	40.00
	11/03/2025	0.50	80.00	40.00
	11/04/2025	0.50	80.00	40.00
	11/05/2025	0.50	80.00	40.00
	11/06/2025	0.50	80.00	40.00
	11/07/2025	0.50	80.00	40.00
	11/11/2025	0.50	80.00	40.00

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

Professional Services

	Date	Hours	Rate	Billed Amount
Engineering Intern/CAD Technician				
Trent M. Sayers				
Const - Daily Construction Reports/Documentation (70:401)				
	11/13/2025	0.50	80.00	40.00
	11/14/2025	0.50	80.00	40.00
	11/17/2025	0.50	80.00	40.00
	11/18/2025	0.50	80.00	40.00
	11/19/2025	0.50	80.00	40.00
Const - Substantial/Final Completion (70:601)				
	11/20/2025	1.00	80.00	80.00
	11/21/2025	2.50	80.00	200.00
	11/24/2025	0.75	80.00	60.00
Const - Closeout Documentation/Forms/Reports (70:603)				
	10/28/2025	1.50	80.00	120.00
	10/29/2025	2.25	80.00	180.00
Phase subtotal				9,408.75

Out of Scope - Update Plans Per Unanticipated PLRWSD Revisions

Professional Services

	Date	Hours	Rate	Billed Amount
Principal Engineer				
Gregory T. Tankersley				
Eng General - Review/Coordination (50:104)				
	11/06/2025	0.75	165.00	123.75
Associate Engineer II				
Brett E. Jones				
Const - As-builts/Record Drawings (70:602)				
	11/04/2025	1.00	110.00	110.00
	11/05/2025	2.00	110.00	220.00
	11/06/2025	3.50	110.00	385.00
	11/07/2025	2.00	110.00	220.00
	11/10/2025	1.00	110.00	110.00
	11/11/2025	0.50	110.00	55.00
	11/12/2025	1.50	110.00	165.00
	11/13/2025	1.50	110.00	165.00
Associate Engineer I				
Stockton M. Raines				
Const - As-builts/Record Drawings (70:602)				
	11/04/2025	4.25	100.00	425.00
	11/05/2025	4.75	100.00	475.00
	11/06/2025	4.75	100.00	475.00

Out of Scope - Update Plans Per Unanticipated PLRWSD Revisions

Professional Services

	Date	Hours	Rate	Billed Amount
Associate Engineer I				
Stockton M. Raines				
Const - As-builts/Record Drawings (70:602)				
	11/07/2025	7.50	100.00	750.00
	11/10/2025	6.50	100.00	650.00
	11/12/2025	6.00	100.00	600.00
	11/13/2025	1.25	100.00	125.00
Phase subtotal				5,053.75

Out of Scope - Unanticipated FAA Post Construction Coordination

Professional Services

	Date	Hours	Rate	Billed Amount
Associate Engineer I				
Luke J. Eckroth				
Eng General - Applications/Checklists/Reports (50:101)				
	11/04/2025	4.00	100.00	400.00
	11/21/2025	0.25	100.00	25.00
Phase subtotal				425.00

Out of Scope - Final Plat Support and CDH Subdivision Environmental Report

Professional Services

	Date	Hours	Rate	Billed Amount
Principal Engineer				
Gregory T. Tankersley				
Admin - Project Correspondence/Coordination (10:300)				
	11/18/2025	0.50	165.00	82.50

Expenses

Reimbursables

	Units	Cost Rate	Multiplier	Rate	Billed Amount
Reproduction					
11/19/2025	4.00	3.20		3.20	12.80
4 - 22"x34" Copies, PLRWSD review sheets					
11/20/2025	46.00	3.20		3.20	147.20
46 - 22"x34" Copies, PLRWSD Record Drawings					
Subtotal					160.00
Phase subtotal					160.00
Invoice total					15,693.75

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
4916	12/03/2025	15,693.75	15,693.75				
	Total	15,693.75	15,693.75	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!

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 PAY APPLICATION 07 DISTRIBUTION
 PERIOD TO: 11/30/2025

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: _____

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..... \$ 1,217,720.00
5. RETAINAGE:
 - a. 4 74% of Completed Work \$ 57,672.60
 - b. 0 00% of Stored Materials \$ 0.00
 Total retainage (Line 5a + 5 b) \$ 57,672.60
6. TOTAL EARNED LESS RETAINAGE..... \$ 1,160,047.40
 (Line 4 less line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT..... \$ _____
 (Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE..... \$ _____
9. BALANCE TO FINISH, INCLUDING RETAINAGE..... \$ _____
 (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 Owner for Work for which previous Certificates for Payment were issued and payment received from the owner, and that current payment shown herein is now due.

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

By: T. J. Wilcomb Date: 11/30/2025
 T. J. Wilcomb/President

State of: ID

County of: ADA

Subscribed and Sworn to before me this 19th Day of _____ 2025

Notary Public: Janeen Green Falls

My Commission Expires: 9. 8. 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 to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality 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

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: 11/30/2025

DISTRIBUTION TO:
 _OWNER
 _ARCHITECT
 _CONTRACTOR

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

VIA (ARCHITECT): ARCHITECTS
 PROJECT NO:

CONTRACT FOR: CONTRACT DATE:

ITEM	DESCRIPTION	SCHEDULED VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	COMPLETED MATERIALS	STORED	COMPLETED STORED	%	BALANCE	RETAINAGE
PHASE 1										
1	AMENDMENT #2 SITE MOBILIZATION/TREE REMOVAL	\$210,345.03	\$149,007.00	\$0.00	\$0.00	\$0.00	\$149,007.00	70.84%	\$ 61,338.03	\$ 7,450.35
2	AMENDMENT #3 NORTH LOOP INFRASTRUCTURE & ROAD DEVELOPMENT	\$875,038.00	\$723,879.00	\$48,318.00	\$0.00	\$0.00	\$772,197.00	88.25%	\$ 102,841.00	\$ 38,609.85
3	AMENDMENT #5 WORKFORCE TOWNHOMES	\$1,092,804.00	\$179,623.00	\$116,893.00	\$0.00	\$0.00	\$296,516.00	27.13%	\$ 796,288.00	\$ 11,612.40
REPORT TOTALS:		\$2,178,187.03	\$1,052,509.00	\$165,211.00	\$0.00	\$0.00	\$1,217,720.00	55.91%	\$960,467.03	\$57,672.60

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

PROJECT: ST. LUKE'S MISSION STREET WORKFORCE HOUSING

Upon receipt by the undersigned of a check from ST. LUKE'S MCCALL FOUNDATION in the sum of \$160,163.85 to JORDAN-WILCOMB CONST., INC. and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien, stop notice, any state or federal statutory bond right, any private bond right, any claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights for persons in the undersigned's position, the undersigned has on the job of ST. LUKE'S MISSION STREET WORKFORCE HOUSING located at 2000 MISSION STREET MCCALL ID 83638 to the following extent.

This release covers a progress payment for labor, services, equipment or material furnished to the jobsite or to ST. LUKE'S MCCALL FOUNDATION through 11/30/2025 only and does not cover any retentions retained before or after the release date; extras furnished before the release date for which payment has not been received; extras or items furnished after the release date or pending modifications and changes. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment or material was not compensated by the progress payment.

The undersigned warrants that he either has already paid or will use the monies he receives from this progress payment to promptly pay in full all of his laborers, subcontractors, materialmen and suppliers for all work, materials, equipment or services provided for or to the above-referenced project up to the date of this waiver.

Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

DATE: 12/3/2025



JORDAN-WILCOMB CONST., INC.

[Handwritten Signature]
(signature)

President
(title)