



McCall Memorial Hospital
District

**McCALL MEMORIAL HOSPITAL DISTRICT
HOUSING WORKGROUP MEETING**

Monday May 18, 2026; 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
 - Reserve Study - Verna Vanis - Workgroup Co-Chair
- 3.) *ACTION* - Approval of Monthly Invoices – Andy Laidlaw & Verna Vanis - Workgroup Co-Chairs
- 4.) Next Steps – Andy Laidlaw & Verna Vanis - Workgroup Co-Chairs
- 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, June 15; 9:00 – 10:00 a.m.

Next Board Meeting – Tuesday, May 19; 7:30 – 9:00 a.m.

SLM Foundation Board – Wednesday, June 17; 2:00 – 4:00 p.m.

May 2026 Workforce Housing Invoice Packet

Vendor	Invoice Date	Invoice Number	Tracking Date	Invoice Total	Notes
Water & Sewer District	3/25/2026	N/A	4/7/2026	\$56.64	\$14.16 x 4 units (110, 112, 114, 116 Viking Lane)
Irontown Modular	4/24/2026	6319	4/27/2026	\$180,899.52	
Irontown Modular	1/31/26, 2/28/26, 3/31/26	6254, 6288, 6309	4/27/2026	\$3,320.62	Preconstruction Planning Invoices 1-3
Crestline Engineers	4/28/2026	5082	4/29/2026	\$1,932.70	
City of McCall - Water	4/16/2026	N/A	5/6/2026	\$219.04	\$54.76 x 4 units (125, 127, 129, 131 Viking Lane)
City of McCall - Water	4/14/2026	N/A	5/6/2026	\$109.52	133 Viking Lane
Irontown Modular	5/6/2026	6329	5/5/2026	\$339,471.48	
Irontown Modular	4/30/2026	6330	5/6/2026	\$268.20	Preconstruction Planning Invoice 4
Jordan-Wilcomb Construction, Inc.	5/7/2026	N/A	5/7/2026	\$183,636.90	
Jordan-Wilcomb Construction, Inc.	5/7/2026	N/A	5/7/2026	\$93,462.90	Retention for Addendums 2, 3, and 5

Invoices Total:	\$803,377.52
Invoices Total at 50%	\$401,688.76



PAYETTE LAKES RECREATIONAL WATER AND SEWER DISTRICT

201 Jacob Street • McCall, Idaho 83638 • office 208-634-4111 • fax 208-634-7613

March 25, 2026

ST LUKE'S HOSPITAL
ATTN: FOUNDATION
1000 STATE ST
MCCALL, ID 83638

Re: 110, 112, 114 & 116 VIKING LN
Sewer Permit #: 3114, 3115, 3116, 3117
Customer #: STL1603, STL1609, STL1610 & STL1611

Welcome to the Payette Lakes Recreational Water & Sewer District. According to the terms of the above referenced sewer connection permits, beginning on the date of purchase 02/04/2026, a monthly base rate will be charged currently \$54.79/month. I have enclosed an invoice for each account for February sewer.

Upon completion of the residences or one year from the permit purchase date, full charges of \$68.48 per month will be assessed, based on finished living space of 1,400 square feet.

These accounts are set up on a monthly billing cycle. We also offer semi-annual and annual billing options. Please notify us if you would like to change your billing cycle from monthly.

Automatic withdrawal from a checking or savings account is also available for monthly and semi-annual accounts. If you would like to set up automatic payment, please send the completed form along with payment for the current month before the 20th. Automatic payment will start the following month.

Please contact me if you have any questions.

Sincerely,

Clover Field
Account Specialist
208-634-4111
info@plrwsd.org

INVOICE

Irontown Modular
1947 N Chappel Dr
Spanish Fork, UT 84660-1318

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

Andy Laidlaw:ST LUKE'S MCCALL TOWNHOMES:McCall Phase 2

Bill to
McCall Phase 2
1000 State Street
McCall, ID 83638

Invoice details

Sales Rep: John

Invoice no.: 6319
Terms: Due on receipt
Invoice date: 04/24/2026
Due date: 04/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Construction - Factory	25% of Factory Price required at interior paint	6	\$30,149.92	\$180,899.52

Total

\$180,899.52

Ways to pay

BANK

[View and pay](#)

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Spanish Fork, UT 84660-1318

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

3 Invoices:
\$3320.62

Andy Laidlaw:ST LUKE'S MCCALL TOWNHOMES:McCall PreConstruction

Bill to
McCall PreConstruction
1000 State Street
McCall, ID 83638

Invoice details

Invoice no.: 6254
Terms: Due on receipt
Invoice date: 01/31/2026
Due date: 01/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Preconstruction Services	Beginning Preconstruction Deposit Balance: \$ 0	1	\$479.72	\$479.72
			Preconstruction Services 01/2026			
			Client Meeting and Client Change request Hours: \$ 322.22			
			Cabinet Design and Selections 1.75 Hr @ \$90 For: CONF CALL, SPEC REVIEW			
2.		Draw Against Precon Deposit	Draw Against Preconstruction Deposit	1	\$0.00	\$0.00
			Ending Preconstruction Deposit Balance: \$ 0.00			

Total **\$479.72**

Ways to pay

BANK

Overdue 01/31/2026

View and pay

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

Andy Laidlaw:ST LUKE'S MCCALL TOWNHOMES:McCall PreConstruction

Bill to
McCall PreConstruction
1000 State Street
McCall, ID 83638

Invoice details

Sales Rep: John

Invoice no.: 6288
Terms: Due on receipt
Invoice date: 02/28/2026
Due date: 03/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Preconstruction Services	Beginning Preconstruction Deposit Balance: \$ 0	1	\$1,645.70	\$1,645.70
			Preconstruction Services 02/2026			
			Client Meeting and Client Change request Hours: \$ 448.20			
			Construction Drawings: 4.50 Hours @ \$90 For: Corres w/ struct re: Titan alternate for MASA anchors. Weekly meeting w/ St Luke's team & ITM. Weekly progress meeting w/ St Luke's, GC & ITM teams. ITM update meeting w/ John & Rhett re: buyer requested design change items & necessary plan updates. Weekly meeting w/ St Luke's team & ITM. ITM corres w/ Colin re: implementing updated mod to mod connection. Weekly meeting w/ St Luke's team & ITM. Corres w/ struct re: buyer requested alternate for MASA anchor. ITM H/C meeting (1 of 2). ITM corres w/ John re: feasibility of requested 2 bed unit changes from Andy. ITM H/C meeting (2 of 2). Review of struct detail question from engineer. ITM corres w/ John re: reason for not being able to			

accommodate requested wall changes from Andy. Weekly call w/ St Luke's team & ITM.

Engineering Structural Services:
\$747.50

Cabinet Design and Selections
0.50 Hr @ \$90 For: Cabinet Flooring
Handoff

2.	Draw Against Precon Deposit	Draw Against Preconstruction Deposit	1	\$0.00	\$0.00
		Ending Preconstruction Deposit Balance: \$ 0.00			

Ways to pay

BANK

Total **\$1,645.70**

Overdue 03/01/2026

[View and pay](#)

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

Andy Laidlaw:ST LUKE'S MCCALL TOWNHOMES:McCall PreConstruction

Bill to
McCall PreConstruction
1000 State Street
McCall, ID 83638

Invoice details

Sales Rep: John

Invoice no.: 6309
Terms: Due on receipt
Invoice date: 03/31/2026
Due date: 04/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Preconstruction Services	Beginning Preconstruction Deposit Balance: \$ 0 Preconstruction Services 03/2026 Irontown Modular Construction Drawing Hours: 10.78 Hours @ \$90: \$ 970.20 BDC Construction Drawings: 0.75 @ \$90 For: Weekly progress meeting w/ St Luke's, GC & ITM teams. Cabinet Design and Selections: 1.75hrs @ 90 For: CABINET HARDWARE ORDER, Cabinet Order, CABINET LAYOUT UPDATES	1	\$1,195.20	\$1,195.20
2.		Draw Against Precon Deposit	Draw Against Preconstruction Deposit Ending Preconstruction Deposit Balance: \$ 0.00	1	\$0.00	\$0.00

Total **\$1,195.20**

Ways to pay

BANK

Overdue

04/01/2026

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 5082
 Date 04/28/2026

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

Professional services through 04/26/2026

Invoice Summary

Description	Prior Billed	Total Billed	Current Billed
Task 1 - Project Management, Administration, and Setup	10,948.75	10,948.75	0.00
Task 2 - Final Engineering Design and Permitting	68,821.25	68,821.25	0.00
Task 3 - CE&I, Record Drawings, and Project Closeout	44,508.75	44,508.75	0.00
Additional Services	0.00	0.00	0.00
Out of Scope - Update Plans Per Unanticipated PLRWSD Revisions	8,670.00	8,670.00	0.00
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	477.50	477.50	0.00
Out of Scope - Final Plat Support and CDH Subdivision Environmental Report	4,835.00	6,512.50	1,677.50
Out of Scope - PLRWSD Easement Coordination and Support	460.00	460.00	0.00
Out of Scope - Phase 2 Pathway Coordination and Support	443.75	443.75	0.00
Out of Scope - Post Construction Coordination and Support	106.25	106.25	0.00
Out of Scope	0.00	0.00	0.00
Expenses	417.83	673.03	255.20
Total	153,837.83	155,770.53	1,932.70

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)				
	04/09/2026	0.25	170.00	42.50
	04/17/2026	0.50	170.00	85.00
	04/21/2026	0.50	170.00	85.00
Project Engineer				
Anthony M. Dini				
Eng General - Review/Coordination (50:104)				
	04/01/2026	2.00	125.00	250.00
	04/15/2026	2.00	125.00	250.00

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

Professional Services

	Date	Hours	Rate	Billed Amount
Associate Engineer II Robert F. Pair III Eng Wastewater - Applications/Checklists/Reports (50:301)	04/23/2026	2.00	115.00	230.00
Associate Engineer I Benjamin R. Landers Eng Wastewater - Applications/Checklists/Reports (50:301)	04/03/2026	3.00	105.00	315.00
	04/10/2026	2.00	105.00	210.00
	04/17/2026	2.00	105.00	210.00
Phase subtotal				1,677.50

Expenses

Reimbursables

	Units	Cost Rate	Multiplier	Rate	Billed Amount
Fees & Permits 04/23/2026 <i>Central District Health Subdivision Application Fee</i>			1.10		255.20

Invoice total **1,932.70**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
5082	04/28/2026	1,932.70	1,932.70				
	Total	1,932.70	1,932.70	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!

Service Location: 125 Viking Ln

Customer # 10.0011.1

Statement Date: 04/16/26

Amount Due:

After this date: 05/10/26

Pay -



City of McCall

216 E. Park St
McCall, ID 83638

MCCALL ST. LUKES FOUNDATION
1000 STATE ST
MCCALL ID 83638

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

Water Bill

Service Location: 125 Viking Ln		Customer # 10.0011.1		
Current Read: 0	Previous Read:0	Usage: 0	From: 02/25/26	To: 03/26/26
		Previous Balance	54.76	
		Payment - Thank You	109.52 CR	
		Adjustments		
		Deposit Applied		
		Water	54.76	
		Snow/Debris Removal		
		Penalty		
		Service Charge		
		Returned Check Fee		

CR = CREDIT - DO NOT PAY

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

Amount Due:

Office Hours: 7:30 A.M. - 5:30 P.M. (Monday through Thursday)

Billing Inquires: (208) 634-4803
utility-billing@mccall.id.us

After this date: 05/10/26

EMERGENCY SERVICE AFTER HOURS: (208) 382-5160

AUTOMATIC PAYMENT CUSTOMERS - The amount due will be deducted the day you have scheduled each month.

RETURNED BANK ITEM FEE: A \$20.00 fee is charged when your bank does not honor your check or electronic payment

Service Location: 127 Viking Ln

Customer # 10.0012.1

Statement Date: 04/16/26

Amount Due: 109.52 CR

After this date: 05/10/26

Pay - 109.52 CR



City of McCall

216 E. Park St
McCall, ID 83638

MCCALL ST. LUKES FOUNDATIION
AUTO PAY
1000 STATE ST
MCCALL ID 83638

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

Water Bill

Service Location: 127 Viking Ln		Customer # 10.0012.1	
Current Read: 0	Previous Read: 0	Usage: 0	From: 02/25/26 To: 03/26/26
		Previous Balance	54.76
		Payment - Thank You	219.04 CR
		Adjustments	
		Deposit Applied	
		Water	54.76
		Snow/Debris Removal	
		Penalty	
		Service Charge	
		Returned Check Fee	

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Amount Due:

Office Hours: 7:30 A.M. - 5:30 P.M. (Monday through Thursday)

Billing Inquires: (208) 634-4803
utility-billing@mccall.id.us

After this date: 05/10/26

EMERGENCY SERVICE AFTER HOURS: (208) 382-5160

AUTOMATIC PAYMENT CUSTOMERS - The amount due will be deducted the day you have scheduled each month.

RETURNED BANK ITEM FEE: A \$20.00 fee is charged when your bank does not honor your check or electronic paymen

Service Location: 129 Viking Ln

Customer # 10.0013.1



City of McCall
216 E. Park St
McCall, ID 83638

Statement Date: 04/16/26

Amount Due:

After this date: 05/10/26

Pay -

MCCALL ST. LUKES FOUNDATION
1000 STATE ST
MCCALL ID 83638

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

Water Bill

Service Location: 129 Viking Ln		Customer # 10.0013.1		
Current Read: 0	Previous Read: 0	Usage: 0	From: 02/25/26	To: 03/25/26
		Previous Balance	54.76	
		Payment - Thank You	109.52 CR	
		Adjustments		
		Deposit Applied		
		Water	54.76	
		Snow/Debris Removal		
		Penalty		
		Service Charge		
		Returned Check Fee		

CR = CREDIT - DO NOT PAY

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

Amount Due:

Office Hours: 7:30 A.M. - 5:30 P.M. (Monday through Thursday)

Billing Inquires: (208) 634-4803
utility-billing@mccall.id.us

After this date: 05/10/26

EMERGENCY SERVICE AFTER HOURS: (208) 382-5160

AUTOMATIC PAYMENT CUSTOMERS - The amount due will be deducted the day you have scheduled each month.

RETURNED BANK ITEM FEE: A \$20.00 fee is charged when your bank does not honor your check or electronic payment

Service Location: 131 Viking Ln

Customer # 10.0014.1



City of McCall
216 E. Park St
McCall, ID 83638

Statement Date: 04/16/26

Amount Due:

After this date: 05/10/26

Pay -

MCCALL ST. LUKES FOUNDATION
1000 STATE ST
MCCALL ID 83638

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

Water Bill

Service Location: 131 Viking Ln		Customer # 10.0014.1		
Current Read: 0	Previous Read: 0	Usage: 0	From: 02/25/26	To: 03/25/26
		Previous Balance	54.76	
		Payment - Thank You	109.52 CR	
		Adjustments		
		Deposit Applied		
		Water	54.76	
		Snow/Debris Removal		
		Penalty		
		Service Charge		
		Returned Check Fee		

CR = CREDIT - DO NOT PAY

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

Amount Due:

Office Hours: 7:30 A.M. - 5:30 P.M. (Monday through Thursday)

Billing Inquires: (208) 634-4803
utility-billing@mccall.id.us

After this date: 05/10/26

EMERGENCY SERVICE AFTER HOURS: (208) 382-5160

AUTOMATIC PAYMENT CUSTOMERS - The amount due will be deducted the day you have scheduled each month.

RETURNED BANK ITEM FEE: A \$20.00 fee is charged when your bank does not honor your check or electronic payment



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	02/25/2026	Water		109.52
PRESENT READING	DATE			
0	03/25/2026			
Statement Date:				
04/14/2026				
Previous Balance:				109.52
Payments:				0.00
Adj./Applied Deposits				0.00
Current Charges:				109.52
Amount Due By: 05/01/2026				219.04
After This Date : 05/10/2026				231.63

Please disregard if already paid.

AUTO PAY

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



* 1 0 0 0 2 1 *

Service Location: 133 Viking Ln
Account No. 10.0002.1
Amount Due By : 05/01/2026
After This Date : 05/10/2026

(this + last month)
219.04
231.63

Amount Enclosed

~~AUTO PAY~~

Auto-pay glitch

192 *****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

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Andy Laidlaw:ST LUKE'S MCCALL TOWNHOMES:McCall Phase 2

Bill to
McCall Phase 2
1000 State Street
McCall, ID 83638

Invoice details

Sales Rep: John

Invoice no.: 6329
Terms: Due on receipt
Invoice date: 05/06/2026
Due date: 05/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Construction - Factory	25% of Factory Price required at interior paint Units 7-12	6	\$30,149.913	\$180,899.48
2.		Sales Tax	Sales Tax	1	\$55,447.00	\$55,447.00
3.		Delivery & Set	Delivery for 12 Mods	12	\$8,593.75	\$103,125.00

Total **\$339,471.48**

Ways to pay

BANK

[View and pay](#)

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Andy Laidlaw:ST LUKE'S MCCALL TOWNHOMES:McCall PreConstruction

Bill to
McCall PreConstruction
1000 State Street
McCall, ID 83638

Invoice details

Sales Rep: John

Invoice no.: 6330
Terms: Due on receipt
Invoice date: 04/30/2026
Due date: 05/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Preconstruction Services	Beginning Preconstruction Deposit Balance: \$ 0 Preconstruction Services 04/2026 Irontown Modular Construction Drawing Hours: 2.48 Hours @ \$90: \$ 223.20 BDC Construction Drawings: 0.50 @ \$90 For: Weekly progress meeting w/ St Luke's, GC & ITM teams.	1	\$268.20	\$268.20
2.		Draw Against Precon Deposit	Draw Against Preconstruction Deposit Ending Preconstruction Deposit Balance: \$ 0.00	1	\$0.00	\$0.00

Total **\$268.20**

Ways to pay

BANK

[View and pay](#)

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 #12
PERIOD TO: 4/30/2026

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:

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.....	\$	<u>3,162,267.03</u>
2. Net Change by Change Orders.....	\$	<u>0.00</u>
3. CONTRACT SUM TO DATE (Line 1 + 2).....	\$	<u>3,162,267.03</u>
4. TOTAL COMPLETED AND STORED TO DATE.....	\$	<u>2,044,014.00</u>
5. RETAINAGE:		
a. 4.82% of Completed Work	\$	<u>98,568.40</u>
b. 0.00% of Stored Materials	\$	<u>0.00</u>
Total retainage (Line 5a + 5 b)	\$	<u>98,568.40</u>
6. TOTAL EARNED LESS RETAINAGE.....	\$	<u>1,945,445.60</u>
(Line 4 less line 5 Total)		<u>1,945,445.60</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$	<u>1,761,808.70</u>
(Line 6 from prior Certificate)		<u>1,761,808.70</u>
8. CURRENT PAYMENT DUE.....	\$	<u>183,636.90</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE.....	\$	<u>1,216,821.43</u>
(Line 3 less Line 6)		<u>1,216,821.43</u>

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 CHANGSE 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 payments 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
T.J. Wilcomb/President

Date: 5/20/2026

State of: ID

County of: ADA

Subscribed and Sworn to before me this 20th Day of May 2026

Notary Public: Karen A. Falls
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 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



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 HOU
 2000 MISSION ST.
 MCCALL ID 83638

APPLICATION NO: SUMMARY APPLICATION
PERIOD TO: 4/30/2026

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	\$153,831.00	\$0.00	\$0.00	\$153,831.00	73.13%	\$ 56,514.03	\$ 7,691.55
2	AMENDMENT #3 NORTH LOOP INFRASTRUCTURE & ROAD DEVELOPMENT	\$875,038.00	\$809,394.00	\$2,001.00	\$0.00	\$811,395.00	92.73%	\$ 63,643.00	\$ 40,569.75
3	AMENDMENT #5 WORKFORCE TOWNHOMES	\$1,092,804.00	\$887,521.00	\$89,157.00	\$0.00	\$976,678.00	89.37%	\$ 116,126.00	\$ 45,201.60
3	AMENDMENT #6 QUADPLEX 2 WF HOUSING	\$984,080.00	\$0.00	\$102,110.00	\$0.00	\$102,110.00	10.38%	\$ 881,970.00	\$ 5,105.50
REPORT TOTALS:		\$3,162,267.03	\$1,850,746.00	\$193,268.00	\$0.00	\$2,044,014.00	64.64%	\$1,118,253.03	\$98,568.40

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 \$186,636.90 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 4/30/2026 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: 5/7/2026

JORDAN-WILCOMB CONST., INC.



[Handwritten Signature]
(signature)

President
(title)

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 #13
PARTIAL RETENTION
PERIOD TO: 4/30/2026

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:

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.....	\$	3,162,267.03
2. Net Change by Change Orders.....	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2).....	\$	3,162,267.03
4. TOTAL COMPLETED AND STORED TO DATE.....	\$	2,044,014.00
5. RETAINAGE:		
a. 0.25% of Completed Work	\$	5,105.50
b. 0.00% of Stored Materials	\$	0.00
Total retainage (Line 5a + 5 b)	\$	5,105.50
6. TOTAL EARNED LESS RETAINAGE.....	\$	
(Line 4 less line 5 Total)		2,038,908.50
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$	
(Line 6 from prior Certificate)		1,945,445.60
8. CURRENT PAYMENT DUE.....	\$	93,462.90
9. BALANCE TO FINISH, INCLUDING RETAINAGE.....	\$	
(Line 3 less Line 6)	\$	1,123,358.53

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 CHANGSE 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 payments 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: [Signature]
T.J. Wilcomb/President

Date: 5/14/2026



State of: ID

County of: ADA

Subscribed and sworn to before me this May 26 Day of May 2026

Notary Public: [Signature]
My Commission Expires: 9.8.2026



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

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:
 PERIOD TO: 4/30/2026

SUMMARY RETENTION APP 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	\$153,831.00	\$0.00	\$0.00	\$153,831.00	73.13%	\$ 56,514.03	\$ -
2	AMENDMENT #3 NORTH LOOP INFRASTRUCTURE & ROAD DEVELOPMENT	\$875,038.00	\$811,395.00	\$0.00	\$0.00	\$811,395.00	92.73%	\$ 63,643.00	\$ -
3	AMENDMENT #5 WORKFORCE TOWNHOMES	\$1,092,804.00	\$976,678.00	\$0.00	\$0.00	\$976,678.00	89.37%	\$ 116,126.00	\$ -
3	AMENDMENT #6 QUADPLEX 2 WF HOUSING	\$984,080.00	\$102,110.00	\$0.00	\$0.00	\$102,110.00	10.38%	\$ 881,970.00	\$ 5,105.50
REPORT TOTALS:		\$3,162,267.03	\$2,044,014.00	\$0.00	\$0.00	\$2,044,014.00	64.64%	\$1,118,253.03	\$5,105.50

**CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT
ADDENDUM 2, 3, AND 5**

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 \$93,462.90 payable 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 ADDENDUM'S 2, 3, AND 5 located at 2000 MISSION STREET MCCALL ID 83638 to the following extent.

This release covers the final payment to the undersigned for labor, services equipment or materials furnished to the jobsite or to ST. LUKE'S MCCALL FOUNDATION except for disputed claims for extra work in the amount of \$0.00. Before any recipient of this document relies on it, the person should verify evidence of payment to the undersigned.

The undersigned warrants that he either has already paid or will use the monies he receives from this final 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.

DATE: 5/7/2026

JORDAN-WILCOMB CONST., INC.


(signature)

President
(title)

