

FIRST ADDENDUM TO OWNER PARTICIPATION AND REIMBURSEMENT  
AGREEMENT

This First Addendum to Owner Participation and Reimbursement Agreement (hereinafter “First Addendum”) is entered into as of the dates set forth below by and between the Post Falls Urban Renewal Agency, an Idaho urban renewal agency, 201 E. 4<sup>th</sup> Avenue, Post Falls, Idaho 83854 (hereinafter “PFURA”), and North Idaho Healthcare Holdings, LLC, a Delaware limited liability company, with a current address of 315 Martin Luther King Jr. Way, PO Box 5299, MS: 820-4-LEG, Tacoma, Washington 98415 (hereinafter “NIHH”).

RECITALS:

WHEREAS, PFURA is an Idaho urban renewal agency created by and existing under the authority of and pursuant to the laws of the State of Idaho.

WHEREAS, in 2018 the City Council of the City of Post Falls, Idaho (hereinafter the “City”) adopted the Post Falls Technology District Urban Renewal Plan (hereinafter the “Plan”) establishing the Post Falls Technology District Revenue Allocation Area (hereinafter the “District”).

WHEREAS, on November 7, 2025 NIHH executed an Owner Participation and Reimbursement Agreement (hereinafter the “OPA”) with PFURA to construct projects in connection with the Plan in exchange for reimbursement from tax increment revenues generated in the District.

WHEREAS, on December 16, 2025 the City adopted Ordinance No. 1547 which amended the Plan to include the projects described in Exhibit A attached hereto (hereinafter the “Projects”) as Plan projects.

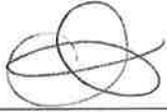
WHEREAS, PFURA and NIHH now wish to execute this First Addendum to amend the OPA so that the Projects are included as Agency Funded Public Improvements as that term is defined in the OPA.

NOW THEREFORE, in consideration of the above Recitals, the mutual covenants and agreements set forth herein and the benefits to be derived therefrom, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged:

1. Amendment of the OPA. Exhibit B of the OPA is hereby amended to include the Projects as described in Exhibit A attached hereto.

2. Remainder of the OPA. The other terms of the OPA shall remain in full force and effect unless amended by this First Addendum or any other valid modifications executed by the parties.

POST FALLS URBAN RENEWAL AGENCY



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Christi Fleischman, Chairperson

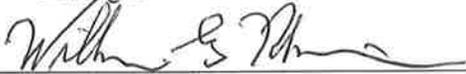
2/19/2026

Date

NORTH IDAHO HEALTHCARE HOLDINGS, LLC

By: MultiCare Health System

Its: Manager



\_\_\_\_\_  
William G. Robertson, CEO

2-6-2026

Date

		<b>ENGINEER'S OPINION OF PROBABLE COST</b>	
<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	
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	
		<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>	<b>\$5,709,239</b>
		<b>TOTAL ESTIMATED SOFT COSTS</b>	<b>\$685,109</b>
		<b>TOTAL ESTIMATED COSTS</b>	<b>\$6,394,348</b>
<b>J-U-B ENGINEERS, INC.</b>			
KRF			
7825 MEADOWLARK WAY, COEUR D'ALENE, ID 83815 (208) 762-8787			

		<b>ENGINEER'S OPINION OF PROBABLE COST</b>			
<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			
CLIENT PROJ. NO.		J-U-B PROJ. NO.: 09-25-040			
ITEM NO.	DESCRIPTION	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 - 3

CLIENT:		Kootenai Health, Parkwood Properties, and Architerra			
CLIENT PROJ. NO.		J-U-B PROJ. NO.: 09-25-040			
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	SCHEDULE OF VALUES	
				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>\$1,993,540</b>
<b>ROADWAY</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>\$818,600</b>
<b>ROADWAY</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 - 4

<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	QUANTITY	UNIT	SCHEDULE OF VALUES	
				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>					
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