

November 15<sup>th</sup>, 2025

Kootenai County  
Board of Commissioners  
451 N Government Way  
Coeur d'Alene, ID

Project: **Kootenai County Sheriff's Office – Marine Partition Wall**  
Re: Bid Proposal Revision 1

Mr. Jeff Voeller,

GINNO Construction is pleased to submit *REVISED* pricing for the above referenced project based on the following:

- Site Visits on 10-22-25 & 10-27-25
- Verbal communication & notes taken from site visits
- Estimated 1 Month Construction Schedule

This price includes and excludes the following based on the information provided therein from the above:

- Bid Proposal Price \_\_\_\_\_ **\$60,458**

Alternates not included in Base Bid Price:

- |                                       |                |            |
|---------------------------------------|----------------|------------|
| - Alternate #1: Non-Insulated OH Door | <b>\$2,903</b> | <b>ADD</b> |
| - Alternate #2: Insulated OH Door     | <b>\$4,200</b> | <b>ADD</b> |

Inclusions, Clarifications & Assumptions:

- Full time access to a Project Manager and Superintendent
- Jobsite cleanup and trash removal
- Idaho State Use Tax on material
- Commercial Liability Insurance
- Builder's Risk Insurance
- Base bid wall to be framed and ready for future OH Door
- Assumes project area to be accessible during normal working hours
- Assumes electrical conduit will be left in place. Wire is assumed to be demoed back to nearest junction box for future use
- Assumes hose spigot can stay in place with minor modifications as needed to accommodate new wall
- Includes minor modifications necessary for electrical systems including:
  - o Relocation of (3) ceiling mounted light fixtures

- Relocation of (2) ceiling fans
- Relocation of (1) wall mounted switch
- Relocation of power and disconnects for HVAC equipment
- Includes modification of existing HVAC units to accommodate new wall including:
  - Relocation of (2) electric air handler units
  - Fabrication as needed to accommodate new configuration of AHUs
  - Relocation of (2) space temp sensors for proper temperature control
  - Modification of scuba mezzanine ducting with (1) side wall supply diffuser
- Includes (3) HM Doors & Frames, Insulated with Lite kits
- Assumes panic hardware at (1) egress location
- Includes (2) HM windows & glazing
- Assumes reuse of existing metal stairs
- "Classroom" Side of wall to be drywall finish, drywall finish to be Fire Tape Finish (Level 1)
- Marine side of wall to be 7/16" OSB, assumes use of (45) sheets that are on site as an OFCI item
- Wall is assumed to be insulated with R-15 batt insulation
- Top of Mechanical Mezzanine only received OSB at Marine Bay side & insulation, no drywall
- Scuba mezzanine to receive same finish as main wall construction

Specific Exclusions:

- Permitting, plan review & building permit fees
- Materials / Special Testing
- Fire/Egress Code Analysis
- Concrete work
- Owner Furnished Items & Appliances
- Phone & Data Communications Systems
- Security systems work
- Prevailing Wages / Davis Bacon Rates
- Off-hours work
- Development fees, utility hookup charges, assessments, traffic mitigation fees or any other fees from any government agency or utility company
- Cost of utilities used during construction
- Hazardous material testing or removal if required
- Security system / cable TV / phone / data / access control

We look forward to the opportunity to meet with you in person to review our bid in detail.

Sincerely,



Ginno Construction Co.

**Kyle Wells**

Project Manager