



COMMERCIAL INDUSTRIAL RESIDENTIAL

November 19th, 2025

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

Project: **Kootenai County Admin. Bldg. HVAC Upgrade**
Re: Revised Bid Proposal

Mr. Jeff Voeller,

Ginno Construction is pleased to submit pricing for the above referenced project based on the following:

- Architect's West Architectural Drawings dated 12-20-2024
- Coffman Engineers Mechanical Drawings Dated 12-20-2024
- Coffman Engineers Electrical Drawings dated 12-20-24
- Site Visit on 10-13-25
- 6 Month Construction Schedule,
- Approval and release of all equipment prior to January 2026

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

- Bid Proposal Price _____	\$1,828,525	
- Construction Contingency _____	\$50,000	
	\$1,878,525	Total

Alternates not included in Base Bid Price:

- Alternate #1: New Roof	\$96,234	ADD
- Alternate #2: Replace Exhaust Fan EF-01	\$32,381	ADD
- Remove Glycol Disposal Scope:	(\$10,000)	DEDUCT
- Potential VE Option - Vertical RTU:	(\$20-30,000)	DEDUCT

Allowances included in Base Bid Price:

- Weatherization:	\$5,000	
- Fire Sprinkler Head Relocations:	\$2,500	
	\$7,500	Total Allowances

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
- Bonding
- Builder's Risk Insurance
- Assumes minor demolition associated with extraction of existing HVAC
- Assumes most of the project areas to be accessible during normal working hours, except for a few areas that may require off-hours work
- Assumes electrical conduit will be left in place. Wire is assumed to be demoed back to nearest junction box for future use
- Includes aluminum conductors for all feeders in lieu of specified copper
- Assumes access to all areas indicated on plans
- Includes access panels for HVAC equipment located above hard lid locations
- Includes tenting & dust control for sensitive areas
- Includes draining and disposal of existing hydronic system
- Includes hoisting needed for new RTUs and Mechanical Roof Equipment
- Includes minor modifications needed for fire alarm systems
- Includes an allowance for minor modifications to existing fire protection systems
- Assumes new grid and tile at rooms A012 & A013, all other grid and tile is assumed to be reused
- Assumes 6 month schedule duration. Schedule duration to be finalized once subcontractors have been selected and provide schedule input
- Upon GMP acceptance, we will provide all remaining items outlined in 3.2.3 of the contract

Specific Exclusions:

- Plan review & building permit fees
- Materials / Special Testing
- Owner Furnished Items & Appliances
- Phone & Data Communications Systems
- Security systems work
- Excessive Weatherization
- Prevailing Wages / Davis Bacon Rates
- Off-hours work other than what is noted above
- 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



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

Sincerely,

A handwritten signature in black ink, appearing to read 'Kyle Wells', with a long horizontal flourish underneath.

Ginno Construction Co.
Kyle Wells
Project Manager