

**Amendment No. 1**  
December 9, 2025

to the

**AIA A133 – Standard Form of Agreement between  
Owner and Construction Manager as Constructor**

Where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price  
Dated October 14, 2025  
Between Kootenai County and Ginno Construction of Idaho, Inc.

This Agreement is to be revised to include the changes as per Ginno Construction’s Revised Bid Proposal letter dated November 19,2025, attached three pages.

Proposal includes allowances for:

Weatherization	\$5,000.00
Fire Sprinkler Head Relocation	\$2,500.00
Construction Contingency	\$50,000.00

Amounts not spent for Allowances and Contingencies shall be credited back to the Owner at the completion of construction.

This Amendment entered into as of the day and year first written above.

**OWNER**

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed name and title)

**CONTRACTOR**

*Rich Wells*

\_\_\_\_\_  
(Signature)

Rich Wells, President

\_\_\_\_\_  
(Printed name and title)



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November 19<sup>th</sup>, 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 _____	<b>\$1,828,525</b>	
- Construction Contingency _____	<b>\$50,000</b>	
	<b>\$1,878,525</b>	<b>Total</b>

Alternates not included in Base Bid Price:

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

Allowances included in Base Bid Price:

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



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**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