



*Jeff Voeller*

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# MEMO

To: BOCC  
From: Jeff Voeller  
Date: January 6, 2026  
RE: Coroners Autopsy Lab

As you know, our County Coroner, Dr. Duke and I have been working on the design and planning for the Coroners Autopsy Lab in the Pierce Klegg building. We have retained Ginno Construction as the CM/GC for the project as well as H2A Architects to make up the project team as previously approved by the BOCC.

We met with Ginno in November to review the first round of pricing as we work toward a final Guaranteed Maximum Price (GMP). This pricing came in higher than anticipated so we immediately began exploring Value Engineering (VE) Options to help reduce costs. As an Architect/Contractor/Owner Rep Team, we identified some potential cost-saving items and Ginno also sent a call out to trade partners to help identify any other options we may have missed.

The County was able to find some owner furnished equipment from alternate sources that lowered costs and reduced quantity of a few items to provide savings in the owner furnished lab equipment.

In your packet you have:

- The original GMP proposal from Ginno (Original GMP Bid - \$1,634,518)
- The list of potential Value Engineering (VE) Options
- A budget summary to show the target budget as presented in 2024 by LTA Architects, and where we are today with the potential VE and owner furnished equipment
- A general floor plan of the lab
- A site plan showing the new proposed driveway approach off of Dalton Avenue

We again met with Ginno and they were able to identify up to \$256,000 in savings. Owner furnished equipment is a reduction of approximately \$70,000. In this proposal we are carrying a lower contingency as well by approximately \$40,000. There are a couple of VE items Dr. Duke and I would suggest including in the project scope and we will explain why at the meeting.

Our target budget and funds currently allocated is:	\$1,468,710
After considering VE our proposed budget is approximately:	<u>\$1,765,620</u> (See Budget Summary)
Difference:	\$ (296,910)

**I would suggest we consider allocating an additional \$312,000 to this project.** That is the \$296,910 we are short in the current proposal and an additional \$15,00 for any unforeseen items that can often come in a project like this in a CM/GC model. Ginno has indicated we could see some material cost increases common at the first of the year as we are not yet at a committed GMP as well an Error/Omission for Owner Furnished Equipment.

I have reviewed this funding request with the Finance Director, and we suggest the funds come from Fund 11 "Assigned for Facilities Master Plan" or "Jail and Facilities 5-year Plans"

Further, in light of recent and immediate termination of the ability to perform Autopsies in Spokane, Dr. Duke and his staff have determined that the existing Kitchen in the Pierce Klegg building can be modified to receive an exam table that would be sent up, connected to water and ventilated to be short term lab during this time of transition, until the permanent labs could be built and would be a suitable station.

This would require the purchase of 1 additional exam table from SALAM (available in 3 months) In order to remain functional until the full lab is built, a 3<sup>rd</sup> exam table would be necessary.

Based on the Salam Quotes, we Estimate \$22,000 for the table and an estimated \$5-7,000 to make the mechanical connections.

This 3<sup>rd</sup> table would be used for future expansion of the lab but would allow the Coroners Office to become functional quickly and maintain functionality though the entire course of construction.

Summary:

We are asking for consideration of \$312,000 in additional funding from Fund Balance, for the Construction of the Lab as Designed

Consideration of a NTE \$29,000 to create a temporary/partial lab in the existing kitchen area under the emergency funding previously discussed.

Dr. Duke and I will review all of this information in the Status Update (we recognize this is a lot of information to process) and answer any questions you may have and then seek approval of the Guaranteed Maximum Price proposal with Ginno Construction with the allocation of necessary project funding at the Business Meeting.