



December 31st, 2025

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

Project: **Kootenai County Corner Office – Autopsy Lab Remodel**
Re: Bid Proposal

Jeff Voeller,

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

- H2A Architects Architectural Drawings dated 10-07-2025
- H2A Architects VE Set Architectural Drawings dated 11-12-2025
- TD&H Engineers Structural Drawings dated 10-06-2025
- Kartchner Engineering Mechanical & Plumbing Drawings Dated 10-06-2025
- Kartchner Engineering Electrical Drawings dated 10-06-2025
- Site Visits on 10-16-2025, 10-24-2025
- 6 Month Construction Schedule
- Value Engineering Cost Savings Breakdown dated 12-30-2025

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

- Bid Proposal Price _____	\$1,351,505	
- Construction Contingency _____	\$35,000	
	\$1,386,505	Total

Allowances included in Base Bid Price:

- Weatherization:	\$10,000	
- Walk-In-Coolers Installation:	\$25,000	
- Landscaping & Irrigation:	\$10,000	
	\$45,000	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
- Includes items as outlined and accepted in VE Cost Savings Breakdown Sheet
- Includes concrete sawcut thermal breaks at Cooler Locations
- Includes Bike Rack
- Based on 6 month construction schedule duration

Specific Exclusions:

- Plan review & building permit fees
- Materials / Special Testing
- Owner Furnished Items & Appliances
- Phone & Data Communications Systems – Includes conduit only
- Fire Alarm System throughout – Includes new devices at new work areas only
- Security systems work
- Excessive Weatherization
- Recessed slab in Sallyport
- Any Masonry work / brick veneer
- Stainless steel countertops
- EIFS Systems
- Automatic Entrances
- Lead lined windows/glass
- Suspended drywall ceiling systems
- Lockers – By Owner
- Autopsy Lab Equipment, Coolers – OFCI
- Chain link fencing and Gates
- Prevailing Wages / Davis Bacon Rates
- Potential escalation cost of materials/labor for 2026 or Tariffs
- 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



COMMERCIAL INDUSTRIAL RESIDENTIAL

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 horizontal line underneath.

Ginno Construction Co.
Kyle Wells
Project Manager