

**Amendment No. 1**

January 20, 2026

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 July 22, 2025

Between Kootenai County and Ginno Construction of Idaho, Inc.  
For the Kootenai County Coroner’s Office Autopsy Lab Project

This Agreement is to be revised to include the changes as per Ginno Construction’s Revised Bid Proposal letter dated December 31, 2025, attached three pages, and approved the Board of County Commissioners, January 6, 2026.

Proposal includes allowances for:

Weatherization: \$10,000

Cooler installation: \$25,000

Landscape/Irrigation: \$10,000

And Construction Contingency of \$35,000

Any amount not spent for Allowances and Contingency shall be credited back to 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)*



COMMERCIAL INDUSTRIAL RESIDENTIAL

**Board of County Commissioners**  
**APPROVED**

December 31<sup>st</sup>, 2025

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

**Bruce E. Mattare, Commissioner - Signed 1/6/2026**

**Leslie Duncan, Commissioner - Signed 1/6/2026**

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

**Marc Eberlein, Commissioner - Signed 1/6/2026**

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 _____	<b>\$1,351,505</b>	
- Construction Contingency _____	<b>\$35,000</b>	
	<b>\$1,386,505</b>	<b>Total</b>

Allowances included in Base Bid Price:

- Weatherization:	<b>\$10,000</b>	
- Walk-In-Coolers Installation:	<b>\$25,000</b>	
- Landscaping & Irrigation:	<b>\$10,000</b>	
	<b>\$45,000</b>	<b>Total Allowances</b>



COMMERCIAL INDUSTRIAL RESIDENTIAL

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