

Lakeland Joint School District #272

15506 N. Washington St.
Rathdrum, ID 83858
208-687-0431



**LJSD Vision: A community committed to academic excellence ...
dedicated to student success.**

Board Action Item Request

AGENDA ITEM: Approve/Deny Bids for School Modernization Projects (Summer 2026)

MEETING DATE: April 15, 2026

PREPARED BY: Jessica Grantham, Tim Haag

INFORMATIONAL SUMMARY:

Bids for the previously approved school modernization projects were solicited in accordance with Idaho procurement statutes and facilitated by CM/GC Ginno Construction. Multiple qualified bids were received, as detailed in the attached tabulation.

While some bids exceed initial estimates due to rising costs or a change in scope (LHS roof), the largest variances are within HVAC systems, which are necessary to support planned electrical upgrades and related improvements.

In order to meet the tight timelines for these projects, approval is necessary to move forward with ordering the HVAC equipment and other materials.

Representatives from Architects West and Ginno Construction are available for questions.

FISCAL IMPACT:

Offsetting savings are anticipated through refinements to the HVAC scope and reduced permitting fees. A contingency is included in the Guaranteed Maximum Price, with any unused funds being made available to support future projects. The amounts presented represent the maximum projected cost for the defined scope of work.

We recommend foregoing the installation of the optional Voice Evac Fire Alarms, which would help offset the budget overage.

RECOMMENDATION:

We recommend Board approval of the bid awards as presented.

ATTACHMENTS:

- Budget Summary compared to Bids
- Original Approved Project Budgets
- Bid Packages
- Bid Tabulation Sheets

BUILDING/PROJECT	ORIGINAL BUDGET	ACTUAL BIDS	VARIANCE	NOTES
LAKELAND HIGH SCHOOL				
REPLACE EXTERIOR DOORS AND PREP FOR FUTURE ACCESS CONTROL	\$ 109,200	\$ 132,038.00	\$ (22,838)	
HVAC UPGRADES	\$ 847,246	\$ 2,897,845.00	\$ (2,050,599)	Scope increase(equipment and controls)
PLUMBING UPGRADES	\$ 318,136	\$ 336,974.00	\$ (18,838)	
ELECTRICAL EQUIPMENT UPGRADES	\$ 504,577	\$ 732,937.00	\$ (228,360)	
SYSTEMS UPGRADES ARCHITECTURAL IMPACTS	\$ 145,600	\$ 210,046.00	\$ (64,446)	
PATRIAL REROOF	\$ 1,456,000	\$ 1,619,567.00	\$ (163,567)	Additional roof area included
VOICE EVAC FIRE ALARM UPGRADE	\$ 563,958	\$ -	\$ 563,958	
	\$ 3,944,717	\$ 5,929,407.00	\$ (1,984,690)	
JOHN BROWN ELEMENTARY SCHOOL				
SIDING/WINDOWS/EXTERIOR DOORS	\$ 1,456,000	\$ 1,119,344.00	\$ 336,656	
HVAC UPGRADES	\$ 1,261,660	\$ 1,897,004.00	\$ (635,344)	Increased equipment cost/scope
PLUMBING UPGRADES	\$ 340,740	\$ 413,971.00	\$ (73,231)	
ELECTRICAL EQUIPMENT UPGRADES	\$ 462,134	\$ 690,571.00	\$ (228,437)	Increased equipment cost
SYSTEMS UPGRADES ARCHITECTURAL IMPACTS	\$ 582,400	\$ 693,100.00	\$ (110,700)	Additional scope related to mechanical
VOICE EVAC FIRE ALARM UPGRADE	\$ 185,340	\$ -	\$ 185,340	
	\$ 4,288,274	\$ 4,813,990.00	\$ (525,716)	
LAKELAND MIDDLE SCHOOL				
HVAC UPGRADES	\$ 1,400,599	\$ 2,471,274.00	\$ (1,070,675)	Increased equipment cost/scope
PLUMBING UPGRADES	\$ 145,600	\$ 129,759.00	\$ 15,841	
ELECTRICAL EQUIPMENT UPGRADES	\$ 649,667	\$ 629,487.00	\$ 20,180	
SYSTEMS UPGRADES ARCHITECTURAL IMPACTS	\$ 1,092,000	\$ 982,816.00	\$ 109,184	
GYM REROOF	\$ 407,680	\$ 373,122.00	\$ 34,558	
VOICE EVAC FIRE ALARM UPGRADE	\$ 319,116	\$ -	\$ 319,116	
	\$ 4,014,662	\$ 4,586,458.00	\$ (571,796)	
Construction contingency (unused savings revert to the school district)		\$ 600,000.00		
Construction Total		\$ 15,929,855		
Misc District Expense Budget (Permits, required testing/inspection, etc)	1.25%	\$ 199,123.19		
OVERALL TOTAL	\$ 12,247,653	\$ 16,128,978	\$ (3,881,325)	

Potential Cost Savings

- John Brown Elementary HVAC Controls
- Lakeland Middle School HVAC Controls
- Lakeland High School - Controls wiring raceway
- Gas piping
- Building Permits





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Bid Package 01 - Early Procurement Electrical Gear

Date: 3/11/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	Lakeland HS	Lakeland MS	Tax	Total
Platt	\$ 43,200.00	\$ 59,218.00	\$ 6,145.08	\$ 108,563.08
Stoneway	\$ 51,886.14	\$ 75,939.55	\$ 7,669.54	\$ 135,495.23
				\$ -

Bid Package 02 - Demo - John Brown ES

Date: 4/1/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	Base Bid Value	Addendums Acknowledged	Bid Signed	Contractors License Status	Public Works License Status	License Threshold
Wrecking Ball Demolition	\$ 205,000.00	1 & 2	Yes	Active	Active	\$1,250,000
Summit Enviromental	\$ 121,013.00	1 & 2	Yes	Active	Active	\$200,000
Talisman Construction	\$ 198,080.00	1 & 2	Yes	Active	Active	Unlimited

Bid Package 03 - Demo - Lakeland MS

Date: 4/1/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	Base Bid Value	Addendums Acknowledged	Bid Signed	Contractors License Status	Public Works License Status	License Threshold
Talisman Construction	\$ 115,118.00	1 & 2	Yes	Active	Active	Unlimited
Summit Enviromental	\$ 69,285.00	1 & 2	Yes	Active	Active	\$200,000
Wrecking Ball Demolition	\$ 98,000.00	1 & 2	Yes	Active	Active	\$1,250,000

Bid Package 04 - Demo - Lakeland HS

Date: 4/1/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	Base Bid Value	Addendums Acknowledged	Bid Signed	Contractors License Status	Public Works License Status	License Threshold
Talisman Construction	\$ 105,275.00	1 & 2	Yes	Active	Active	Unlimited
Wrecking Ball Demolition	\$ 71,000.00	1 & 2	Yes	Active	Active	\$1,250,000

Bid Package 05 - HVAC - John Brown ES

Date: 4/1/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	Base Bid Value	Addendums Acknowledged	Bid Signed	Contractors License Status	Public Works License Status	License Threshold	HVAC License Status
YMC Inc.	\$ 2,229,719.00	1 & 2	Yes	Active	Active	Unlimited	Active
Legacy	\$ 1,800,000.00	1 & 2	Yes	Active	Active	\$5,000,000	Active

Bid Package 06 - HVAC - Lakeland MS

Date: 4/1/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	Base Bid Value	Addendums Acknowledged	Bid Signed	Contractors License Status	Public Works License Status	License Threshold	HVAC License Status
YMC Inc.	\$ 2,601,805.00	1 & 2	Yes	Active	Active	Unlimited	Active
Legacy	\$ 1,900,000.00	1 & 2	Yes	Active	Active	\$5,000,000	Active

Bid Package 07 - HVAC - Lakeland HS

Date: 4/1/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	Base Bid Value	Addendums Acknowledged	Bid Signed	Contractors License Status	Public Works License Status	License Threshold	HVAC License Status
YMC Inc.	\$ 2,510,571.00	1 & 2	Yes	Active	Active	Unlimited	Active
Legacy	\$ 2,400,000.00	1 & 2	Yes	Active	Active	\$5,000,000	Active

Bid Package 08 - Plumbing - All Schools

Date: 4/1/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	Base Bid Value	Addendums Acknowledged	Bid Signed	Contractors License Status	Public Works License Status	License Threshold	Plumbing License Status
KC Charles	\$ 150,425.00						

Bid Package 09 - Electrical - John Brown

Date: 4/1/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	Base Bid Value	Total	Addendums Acknowledged	Bid Signed	Contractors License Status	Public Works License Status	License Threshold	Electrical License Status
Summit Electric	\$ 592,000.00	\$ 592,000.00	2	Yes	Active	Active	\$5,000,000	Active

Bid Package 10 - Electrical - Lakeland MS

Date: 4/1/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	Base Bid Value	Addendums Acknowledged	Bid Signed	Contractors License Status	Public Works License Status	License Threshold	Electrical License Status
Selkirk Electric	\$ 455,000.00	2	Yes	Active	Active	600,000	Active

Bid Package 11 - Electrical - Lakeland HS

Date: 4/1/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	Base Bid Value	Addendums Acknowledged	Bid Signed	Contractors License Status	Public Works License Status	License Threshold	Electrical License Status
Summit Electric	\$ 687,000.00	2	Yes	Active	Active	\$5,000,000	Active

Bid Package 12 - Siding Replacement - John Brown

Date: 4/1/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	Base Bid Value	Addendums Acknowledged	Bid Signed	Contractors License Status	Public Works License Status	License Threshold
Axiom Construction	\$ 464,850.00	1&2	Yes	Active	Active	Unlimited
Mandere	\$ 188,400.00	1&2	Yes	Active	Active	\$5,000,000

Bid Package 13 - Doors, Frames, & Hardware Supply - All Schools

Date: 4/1/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	John Brown	Lakeland HS	Lakeland MS	Total
No Bids Received				\$ -
				\$ -

Bid Package 14 - Storefront & Glazing - John Brown ES

Date: 4/1/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	John Brown	Lakeland HS	Total	Addendums Acknowledged	Bid Signed	Contractors License Status	Public Works License Status	License Threshold
Marlin Windows	\$ 236,000.00	\$ 22,297.00	\$ 258,297.00	1&2	Yes	Active	Active	\$3,000,000
C&S Glass	\$ 220,500.00	\$ 27,200.00	\$ 247,700.00	2	Yes	Active	Active	\$1,250,000
			\$ -					

Bid Package 15 - Flooring & Tile - All Schools

Date: 4/1/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	John Brown	Addendums Acknowledged	Bid Signed	Contractors License Status	Public Works License Status	License Threshold
Great Floors	\$ 159,175.00	1 & 2	Yes	Active	Active	\$3,000,000
Wholesale Floors NW	\$ 186,500.00	1 & 2	Yes	Active	Active	\$3,000,000
Adams Carpet Services Inc. dba Northwest Linoleum	\$ 184,800.00	1 & 2	Yes	Active	Active	\$200,000

Bid Package 16 - Framing, Drywall & ACT - John Brown ES & Lakeland MS

Date: 4/1/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	John Brown	Lakeland MS	Alternate #02	Alternate #03	Total	Addendums Acknowledged	Bid Signed	Contractors License Status	Public Works License Status	License Threshold
DSI Construction	\$ 180,625.00	\$ 133,300.00	\$ 23,775.00	\$ 65,700.00	\$ 403,400.00	1 & 2	Yes	Active	Active	\$5,000,000
All Wall Contracting	\$ 185,110.00	\$ 104,195.00	\$ 60,440.00	\$ 129,800.00	\$ 479,545.00	2	Yes	Active	Active	Unlimited
					\$ -					

id Package 17 - Paint - John Brown ES & Lakeland M:

Date: 4/1/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	John Brown	Lakeland MS	Total	Addendums Acknowledged	Bid Signed	Contractors License Status	Public Works License Status	License Threshold
All Wall Contracting	\$ 93,780.00	\$ 29,280.00	\$ 123,060.00	2	Yes	Active	Active	Unlimited
			\$ -					

Bid Package 18 - Casework - John Brown ES

Date: 4/1/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	Base Bid Value	Addendums Acknowledged	Bid Signed	Contractors License Status	Public Works License Status	License Threshold
AAA Cabinets	\$ 270,999.75	1&2	Yes	Active	Active	\$600,000
Advanced Custom Cabinets	\$ 315,849.00	1&2	Yes	Active	Active	\$600,000

Bid Package 19 - Roofing - Lakeland MS

Date: 4/8/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	Base Bid Value	Addendums Acknowledged	Bid Signed	Contractors License Status	Public Works License Status	License Threshold	Unit Price 1
Kruger Sheet Metal	\$ 364,389.00	1, 2, 3	Yes	Active	Active	\$5,000,000	\$ 262.30
Icon Corp.	\$ 296,000.00	1, 2, 3	Yes	Active	Active	\$5,000,000	\$ 20.00
Axiom Div. 7	\$ 322,465.00	1, 2, 3	Yes	Active	Active	Unlimited	\$ 110.00

Bid Package 20 - Roofing - Lakeland HS

Date: 4/8/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	Base Bid Value	Addendums Acknowledged	Bid Signed	Contractors License Status	Public Works License Status	License Threshold	Unit Price 1	Unit Price 2	Unit Price 3
Icon Corp.	\$ 1,134,000.00	1, 2, 3	Yes	Active	Active	\$5,000,000	\$ 95.00	\$ 95.00	\$ 12.00
Advanced Roofing	\$ 1,389,200.00	1, 2, 3	Yes	Active	Active	\$200,000	\$ 86.00	\$ 88.00	\$ 6.20
Fisher Roofing	\$ 1,530,000.00	1, 2, 3	Yes	Active	Active	Unlimited	\$ 55.00	\$ 55.00	\$ 8.50

BUILDING/PROJECT	DESIGN	CONSTRUCTION	BUDGET
LAKELAND HIGH SCHOOL			
REPLACE EXTERIOR DOORS AND PREP FOR FUTURE ACCESS CONTROL	2025	FALL 2025	\$ 109,200
HVAC UPGRADES/EQUIPMENT REPLACEMENT	2025	SUMMER 2026	\$ 847,246
PLUMBING UPGRADES/EQUIPMENT REPLACEMENT	2025	SUMMER 2026	\$ 318,136
ELECTRICAL EQUIPMENT UPGRADES/REPLACEMENT	2025	SUMMER 2026	\$ 504,577
SYSTEMS UPGRADES ARCHITECTURAL IMPACTS	2025	SUMMER 2026	\$ 145,600
PARTIAL RE-ROOF	2025	SUMMER 2026	\$ 1,456,000
VOICE EVAC FIRE ALARM UPGRADE (OPTIONAL)	2026	SUMMER 2027	\$ 563,958
			\$ 3,944,717
TIMBERLAKE MIDDLE SCHOOL			
VOICE EVAC FIRE ALARM UPGRADE (OPTIONAL)	2026	SUMMER 2027	\$ 171,275
			\$ 171,275
GARWOOD ELEMENTARY SCHOOL			
ADD CLASSROOM WINDOW	2025	SUMMER 2026	\$ 21,840
LED LIGHTING RETROFIT	2026	SUMMER 2027	\$ 570,752
VOICE EVAC FIRE ALARM UPGRADE (OPTIONAL)	2026	SUMMER 2027	\$ 189,280
			\$ 781,872
BETTY KIEFER ELEMENTARY SCHOOL			
ADD CLASSROOM WINDOW	2025	SUMMER 2026	\$ 21,840
VOICE EVAC FIRE ALARM UPGRADE (OPTIONAL)	2026	SUMMER 2027	\$ 192,141
			\$ 213,981
JOHN BROWN ELEMENTARY SCHOOL			
SIDING/WINDOWS/EXTERIOR DOORS	2025	SUMMER 2026	\$ 1,456,000
HVAC UPGRADES/EQUIPMENT REPLACEMENT	2025	SUMMER 2026	\$ 1,261,660
PLUMBING UPGRADES/EQUIPMENT REPLACEMENT	2025	SUMMER 2026	\$ 340,740
ELECTRICAL EQUIPMENT UPGRADES/REPLACEMENT	2025	SUMMER 2026	\$ 462,134
SYSTEMS UPGRADES ARCHITECTURAL IMPACTS	2025	SUMMER 2026	\$ 582,400
VOICE EVAC FIRE ALARM UPGRADE (OPTIONAL)	2026	SUMMER 2027	\$ 185,340
			\$ 4,288,274
LAKELAND MIDDLE SCHOOL			
HVAC UPGRADES/EQUIPMENT REPLACEMENT	2025	SUMMER 2026	\$ 1,400,599
ELECTRICAL EQUIPMENT UPGRADES/REPLACEMENT	2025	SUMMER 2026	\$ 649,667
PLUMBING UPGRADES/EQUIPMENT REPLACEMENT	2026	SUMMER 2027	\$ 145,600
SYSTEMS UPGRADES ARCHITECTURAL IMPACTS	2025	SUMMER 2026	\$ 728,000
SYSTEMS UPGRADES ARCHITECTURAL IMPACTS	2026	SUMMER 2027	\$ 364,000
GYM RE-ROOF	2025	SUMMER 2026	\$ 407,680
VOICE EVAC FIRE ALARM UPGRADE (OPTIONAL)	2026	SUMMER 2027	\$ 319,116
			\$ 4,014,662
MOUNTAIN VIEW ALTERNATIVE SCHOOL			
GYM EGRESS DOORS	2025	SUMMER 2026	\$ 29,120
HVAC UPGRADES/EQUIPMENT REPLACEMENT	2025	SUMMER 2026	\$ 1,039,802
PLUMBING UPGRADES/EQUIPMENT REPLACEMENT	2025	SUMMER 2026	\$ 244,390
SYSTEMS UPGRADES ARCHITECTURAL IMPACTS	2025	SUMMER 2026	\$ 218,400
VOICE EVAC FIRE ALARM UPGRADE (OPTIONAL)	2026	SUMMER 2027	\$ 70,936
			\$ 1,602,648
SPIRIT LAKE ELEMENTARY SCHOOL			
HVAC UPGRADES/EQUIPMENT REPLACEMENT	2026	SUMMER 2027	\$ 968,640
PLUMBING UPGRADES/EQUIPMENT REPLACEMENT	2026	SUMMER 2027	\$ 408,554
ELECTRICAL EQUIPMENT UPGRADES/REPLACEMENT	2026	SUMMER 2027	\$ 615,342
1968 RR RENNOVATION	2026	SUMMER 2027	\$ 87,360
SYSTEMS UPGRADES ARCHITECTURAL IMPACTS	2026	SUMMER 2027	\$ 538,720

REPLACE CABINETS - 1968 - 1984 AREAS	2026	SUMMER 2027	\$	145,600
VOICE EVAC FIRE ALARM UPGRADE (OPTIONAL)	2026	SUMMER 2027	\$	156,406
			\$	2,920,622

ATHOL ELEMENTARY SCHOOL

HVAC UPGRADES/EQUIPMENT REPLACEMENT	2026	SUMMER 2027	\$	935,152
PLUMBING UPGRADES/EQUIPMENT REPLACEMENT	2026	SUMMER 2027	\$	289,671
ELECTRICAL EQUIPMENT UPGRADES/REPLACEMENT	2026	SUMMER 2027	\$	936,571
1968 RR RENNOVATION	2026	SUMMER 2027	\$	87,360
SYSTEMS UPGRADES ARCHITECTURAL IMPACTS	2026	SUMMER 2027	\$	582,400
REPLACE CABINETS - 1968 - 1984 AREAS	2026	SUMMER 2027	\$	145,600
PARTIAL RE-ROOF	2025	SUMMER 2026	\$	291,200
VOICE EVAC FIRE ALARM UPGRADE (OPTIONAL)	2026	SUMMER 2027	\$	170,425
			\$	3,438,379

LMS/LHS HWY 41 ACCESS SAFETY IMPROVEMENTS

LMS/LHS HWY 41 ACCESS SAFETY IMPROVEMENTS	2025	SUMMER 2026	\$	509,600
			\$	509,600

TIMBERLAKE HIGH SCHOOL

ELEVATOR REPAIR	2025	SUMMER 2026	\$	213,304
REPLACE EMERGENCY GENERATOR	2025	SUMMER 2026	\$	117,572
VOICE EVAC FIRE ALARM UPGRADE (OPTIONAL)	2026	SUMMER 2027	\$	464,390
			\$	795,266

ESTIMATED TOTAL PROJECTS			\$	22,681,296
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