



Bid Form

Bid Package 2 (BP-02): John Brown ES Demo

Submitted By (Company Name): _____

The submitting contractor acknowledges that they have familiarized themselves the proposed site of the work, conditions under which work is to be performed and all documents included within the bidding Contract Documents. The contractor agrees to commence work upon a written 'Notice to Proceed' and be Substantially Complete with proposed scope of work within times stipulated.

AWARD METHOD: Public Works construction contracts for the State of Idaho are awarded to the "lowest responsible and responsive bidder." The low bidder, for purposes of award, shall be the responsible and responsive bidder offering the low aggregate amount for the base bid items, plus any additive or deductive bid alternates selected by the Owner, and within funds available as determined by the Owner.

BP-02 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:

SECTIONS

- Division 01 General Requirements
- Division 02 Existing Conditions in its entirety

Acknowledgement of Addendum No. ('s): _____

Base Bid Proposal:

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-02 described in the Contract documents for a total lump sum price of:

_____ Dollars (\$_____)



Bid Form

Company: _____

Business Address: _____

Idaho Contractor's Registration No.: _____ Expiration Date: _____

Idaho Public Works License No.: _____ Expiration Date: _____

Signature: _____ Date: _____

Printed Name | Title: _____

Contact Number: _____ Email: _____

Bid Package 02- John Brown ES Demo

Please read Bidder Instructions carefully

Date: March 11, 2026

Project: **John Brown Elementary School**

Project Location: Rathdrum, Idaho

Architect/Engineer: Architects West

General Contractor: Ginno Construction of Idaho, Inc.

Pre-Bid Date and Time: **See Matrix**

Bid Due Date and Time: April 1, 2026 1:00 pm

Prevailing Wage: No

Public Works: Yes

Anticipated Start Date: June 8, 2026

Projected Substantial Completion: August 21, 2026

Document Access: Documents can be viewed and downloaded at the following plan centers:

- Ginno Construction Plan Room at www.ginnoplanroom.com.
- Abadan
- Spokane Regional Plan Center

Bid Documents: Invitation to Bid dated 03/6/2026
Architects West Drawings dated March 6, 2026
Architects West Specifications dated March 6, 2026
Project Schedule date March 10, 2026
Sample Subcontract Agreement
Sample Certificate of Insurance

Matterport Links: <https://youriguide.com/LakelandHighSchoolRoof>
[John Brown Elementary](#)
[Lakeland High School](#)
[Lakeland Middle School](#)

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Addendum: All Addenda will be issued directly by Ginno Construction.

These Instructions to bidders are provided to enable all prospective bidders to properly prepare and submit their responses to Ginno Construction. Each bidder is required to carefully review these instructions, along with all referenced documents, prior to submitting a bid.

- 1) **Description:** The project consists of upgrades to various systems and finishes at John Brown Elementary. All work must take place over the summer of 2026 and must be completed prior to the date stated on the first page of this document.
- 2) **Questions:** Questions regarding the bid shall be directed, in writing via email, to Ginno Construction Company (Attention: Chris English). Bidders are NOT to contact the Owner or the Architect directly with questions regarding the bid.

Chris English, Project Manager
Ginno Construction Company
Telephone: 208-916-5177
cenglish@ginnoconstruction.com

- 3) **SCHEDULE AND PHASING:** The project will be completed in one phase; however, multiple mobilizations may be required to complete the work. Certain scopes may require after-hour work. **Subcontractors shall include all necessary labor, materials, equipment, overtime, shift work, manpower, and scheduling measures required to meet the schedule that is provided.** No additional compensation will be granted for schedule acceleration, overtime, or other measures needed to achieve timely completion unless directed in writing by the General Contractor.

Subcontractors must coordinate closely with the General Contractor and other trades to ensure work progresses without delay. Any impacts to the schedule must be reported immediately. Failure to complete the work by the required date may result in liquidated damages, back-charges, or other contractual remedies, as outlined in the subcontract agreement.

- 4) **LOGISTICS:** All work must be performed within the constraints of the project site while keeping the site accessible for operations. Take necessary precautions to protect adjacent buildings, landscape areas, and parking areas.
- 5) **POLICIES:**

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The bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to:

- a) Conditions bearing upon transportation, disposal, handling, and storage of materials.
 - b) The availability of labor, water, electric power, and roads.
 - c) The conformation and conditions of the ground.
 - d) The character of equipment and facilities needed preliminary to and during the work.
 - e) The bidder also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings, specifications, geotechnical reports, and surveys made a part of the Contract Documents. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating and bidding properly the difficulty and cost of successfully performing the work.
 - f) The project site is a **tobacco, vape-, alcohol, and weapon-free** campus. No exceptions.
 - g) If hazardous materials are suspected or discovered, **stop work and notify** the GC immediately. Do not disturb suspect materials without written direction.
 - h) All personnel that will be working in a building that is occupied will need to pass a comprehensive background check, at the district's expense. John Brown ES will not be considered an occupied school so this policy may not apply to projects at John Brown but this policy will apply for all projects at Lakeland HS and Lakeland MS.
- 6) **PERMITS:** Subcontractors are responsible for obtaining any permits necessary for their scope of work including but not limited to HVAC, plumbing, electrical & fire alarm, fire protection, tap/meter permits and fees, etc.
- 7) **PREVAILING WAGE:** This project is **not** subject to prevailing wage.
- 8) **IDAHO PUBLIC WORKS:** This project **is** subject to Idaho Public Works.
- 9) **BID FORM:** All bidders are required to submit their proposals using the provided Bid Form. Any bid not submitted on the required Bid Form will be deemed non-responsive and rejected
- 10) The owner reserves the right to reject any or all proposals, waive any nonmaterial irregularities in the bids received, and to accept the proposal deemed most advantageous to the best interest of the owner.

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Division 02 - Demo

SECTION 1 – GENERAL REQUIREMENTS

1.1 BID PACKAGE SECTIONS INCLUDE:

- A. Subcontractor shall provide all labor, supervision, administration, equipment, tools, transportation, materials, profit overhead, bonding, taxes, and insurance as necessary to complete the scope of work as defined in the following bid package and in accordance with the Contract Documents whether specific or implied. Subcontractors shall provide qualified supervision that will be on site at all times when subcontractor employees are working on the jobsite and have authority to act on subcontractor's behalf.

- B. Bids shall be accepted for complete bid packages only. The bid packages and described work scopes are to be taken as a whole with no exceptions.

SECTION 2 – BID PACKAGE AND TRADE BREAKDOWN

Lump sum pricing for this bid package and specification section(s) shall be in strict accordance with the complete set of plans/drawings and applicable technical specifications identified herein. Each bidder shall review the scope of work to familiarize themselves with the project site, contents of the bid package and scope of work included in the bid package documents that pertains to their respective specification sections. Any failure of the bidder to familiarize themselves with the project site, bid item or bid package documents will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

The following bid package description has been written to include the complete bid package scope.

2.1 Division 02 - Demo

Clarifications:

1. All specified submittals, shop drawings, and samples will be required to be submitted no later than one week after a Notice to Proceed. If the subcontractor or supplier cannot meet this timeline, the subcontractor or supplier is responsible to notify Ginno and propose an alternative scheduled delivery date that is as close to the required delivery date as possible.
2. No extra work shall be performed by the subcontractor without prior written authorization by Ginno.
3. Take necessary precautions to protect existing adjacent buildings, landscape areas, and parking areas.

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-
4. Idaho State Sales Tax is to be included for all material provided in the execution of the work.

Inclusions:

General

1. The Demolition Subcontractor shall provide all labor, equipment, and means necessary to remove all HVAC, electrical, and plumbing systems identified for demolition in the project documents. This includes, but is not limited to, ductwork, equipment, piping, conduit, wiring, devices, fixtures, supports, and associated components scheduled for removal. All HVAC and electrical systems will be fully decommissioned, disconnected, and made safe by the respective Mechanical and Electrical trades prior to the start of demolition activities. The Demolition Subcontractor is responsible only for the physical demolition and removal of the decommissioned systems.
2. Include proper disposal of all waste and recyclables generated by this scope of work.
3. All work shall be performed in accordance with the project master schedule. All expediting and or overtime costs required to meet the project master schedule are to be included in this bid.
4. The subcontractor's key personnel assigned to the project shall attend all required preconstruction conferences with owner and Ginno.
5. Layout for this scope of work complete. Ginno will provide control points. Subcontractor to maintain/transfer control points.
6. Provide the necessary number of mobilizations to complete subcontractor's scope of work per the project schedule.
7. Furnish and operate **all** equipment necessary for execution of the work.
8. Ginno Construction will not have a forklift on site for subcontractor use. If subcontractor requires a forklift or any other equipment for loading, unloading, or moving materials, subcontractor shall include it in subcontractor's bid.
9. **Specifications to include but not limited to:**
 - a. Division 01- General requirements
 - b. Division 02- Existing Conditions in its entirety

Exclusions:

1. All demo scope at Lakeland MS and Lakeland HS
2. Decommissioning, shutting down, isolating, or disconnecting any HVAC, plumbing, or electrical systems.
3. Live electrical or mechanical work of any kind.
4. Asbestos abatement
5. Lead paint removal or stabilization
6. Mold remediation
7. Hazardous material identification, testing, or survey reports
8. Structural shoring

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9. Concrete patching or slab infill
10. Specialized containment
11. Payment and Performance Bonds
12. Bid Bond

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with the Best possible solution for their Construction needs.*



Bid Form

Bid Package 3 (BP-03): Lakeland Middle School Demo

Submitted By (Company Name): _____

The submitting contractor acknowledges that they have familiarized themselves the proposed site of the work, conditions under which work is to be performed and all documents included within the bidding Contract Documents. The contractor agrees to commence work upon a written 'Notice to Proceed' and be Substantially Complete with proposed scope of work within times stipulated.

AWARD METHOD: Public Works construction contracts for the State of Idaho are awarded to the "lowest responsible and responsive bidder." The low bidder, for purposes of award, shall be the responsible and responsive bidder offering the low aggregate amount for the base bid items, plus any additive or deductive bid alternates selected by the Owner, and within funds available as determined by the Owner.

BP-02 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:

SECTIONS

- Division 01 General Requirements
- Division 02 Existing Conditions in its entirety

Acknowledgement of Addendum No. ('s): _____

Base Bid Proposal:

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-03 described in the Contract documents for a total lump sum price of:

Dollars (\$_____)



Bid Form

Company: _____

Business Address: _____

Idaho Contractor's Registration No.: _____ Expiration Date: _____

Idaho Public Works License No.: _____ Expiration Date: _____

Signature: _____ Date: _____

Printed Name | Title: _____

Contact Number: _____ Email: _____

Bid Package 03- Lakeland MS Demo

Please read Bidder Instructions carefully

Date: March 11, 2026

Project: **Lakeland Middle School**

Project Location: Rathdrum, Idaho

Architect/Engineer: Architects West

General Contractor: Ginno Construction of Idaho, Inc.

Pre-Bid Date and Time: **See Matrix**

Bid Due Date and Time: April 1, 2026, 1:00 pm

Prevailing Wage: No

Public Works: Yes

Anticipated Start Date: June 8, 2026

Projected Substantial Completion: August 21, 2026

Document Access: Documents can be viewed and downloaded at the following plan centers:

- Ginno Construction Plan Room at www.ginnoplanroom.com.
- Abadan
- Spokane Regional Plan Center

Bid Documents: Invitation to Bid dated 03/6/2026
Architects West Drawings dated March 6, 2026
Architects West Specifications dated March 6, 2026
Project Schedule date March 10, 2026
Sample Subcontract Agreement
Sample Certificate of Insurance

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- 1) **Description:** The project consists of upgrades to various systems and finishes at Lakeland Middle School. All work must take place over the summer of 2026 and must be completed prior to the date stated on the first page of this document.
- 2) **Questions:** Questions regarding the bid shall be directed, in writing via email, to Ginno Construction Company (Attention: Chris English). Bidders are NOT to contact the Owner or the Architect directly with questions regarding the bid.

Chris English, Project Manager
Ginno Construction Company
Telephone: 208-916-5177
cenglish@ginnoconstruction.com

- 3) **SCHEDULE AND PHASING:** The project will be completed in one phase; however, multiple mobilizations may be required to complete the work. Certain scopes may require after-hour work. **Subcontractors shall include all necessary labor, materials, equipment, overtime, shift work, manpower, and scheduling measures required to meet the schedule that is provided.** No additional compensation will be granted for schedule acceleration, overtime, or other measures needed to achieve timely completion unless directed in writing by the General Contractor.

Subcontractors must coordinate closely with the General Contractor and other trades to ensure work progresses without delay. Any impacts to the schedule must be reported immediately. Failure to complete the work by the required date may result in liquidated damages, back-charges, or other contractual remedies, as outlined in the subcontract agreement.

- 4) **LOGISTICS:** All work must be performed within the constraints of the project site while keeping the site accessible for operations. Take necessary precautions to protect adjacent buildings, landscape areas, and parking areas.
- 5) **POLICIES:**

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The bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to:

- a) Conditions bearing upon transportation, disposal, handling, and storage of materials.
 - b) The availability of labor, water, electric power, and roads.
 - c) The conformation and conditions of the ground.
 - d) The character of equipment and facilities needed preliminary to and during the work.
 - e) The bidder also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings, specifications, geotechnical reports, and surveys made a part of the Contract Documents. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating and bidding properly the difficulty and cost of successfully performing the work.
 - f) The project site is a **tobacco, vape-, alcohol, and weapon-free** campus. No exceptions.
 - g) If hazardous materials are suspected or discovered, **stop work and notify** the GC immediately. Do not disturb suspect materials without written direction.
 - h) All personnel that will be working in a building that is occupied will need to pass a comprehensive background check, at the district's expense. John Brown ES will not be considered an occupied school so this policy will not apply to projects at John Brown, but this policy will apply for all projects at Lakeland HS and Lakeland MS
- 6) **PERMITS:** Subcontractors are responsible for obtaining any permits necessary for their scope of work including but not limited to HVAC, plumbing, electrical & fire alarm, fire protection, tap/meter permits and fees, etc.
- 7) **PREVAILING WAGE:** This project is **not** subject to prevailing wage.
- 8) **IDAHO PUBLIC WORKS:** This project **is** subject to Idaho Public Works.
- 9) **BID FORM:** All bidders are required to submit their proposals using the provided Bid Form. Any bid not submitted on the required Bid Form will be deemed non-responsive and rejected
- 10) The owner reserves the right to reject any or all proposals, waive any nonmaterial irregularities in the bids received, and to accept the proposal deemed most advantageous to the best interest of the owner.

Division 02 - Demo

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SECTION 1 – GENERAL REQUIREMENTS

1.1 BID PACKAGE SECTIONS INCLUDE:

- A. Subcontractor shall provide all labor, supervision, administration, equipment, tools, transportation, materials, profit overhead, bonding, taxes, and insurance as necessary to complete the scope of work as defined in the following bid package and in accordance with the Contract Documents whether specific or implied. Subcontractors shall provide qualified supervision that will be on site at all times when subcontractor employees are working on the jobsite and have authority to act on subcontractor's behalf.

- B. Bids shall be accepted for complete bid packages only. The bid packages and described work scopes are to be taken as a whole with no exceptions.

SECTION 2 – BID PACKAGE AND TRADE BREAKDOWN

Lump sum pricing for this bid package and specification section(s) shall be in strict accordance with the complete set of plans/drawings and applicable technical specifications identified herein. Each bidder shall review the scope of work to familiarize themselves with the project site, contents of the bid package and scope of work included in the bid package documents that pertains to their respective specification sections. Any failure of the bidder to familiarize themselves with the project site, bid item or bid package documents will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

The following bid package description has been written to include the complete bid package scope.

2.1 Division 02 - Demo

Clarifications:

1. All specified submittals, shop drawings, and samples will be required to be submitted no later than two weeks after a Notice to Proceed. If the subcontractor or supplier cannot meet this timeline, the subcontractor or supplier is responsible to notify Ginno and propose an alternative scheduled delivery date that is as close to the required delivery date as possible.
2. No extra work shall be performed by the subcontractor without prior written authorization by Ginno.
3. Take necessary precautions to protect existing adjacent buildings, landscape areas, and parking areas.
4. Idaho State Sales Tax is to be included for all material provided in the execution of the work.

Inclusions:

General

1. The Demolition Subcontractor shall provide all labor, equipment, and means necessary to remove all HVAC, plumbing, and electrical systems identified for demolition in the project

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documents. This includes, but is not limited to, ductwork, equipment, piping, conduit, wiring, devices, fixtures, supports, and associated components scheduled for removal. All HVAC, plumbing, and electrical systems will be fully decommissioned, disconnected, and made safe by the respective Mechanical and Electrical trades prior to the start of demolition activities. The Demolition Subcontractor is responsible only for the physical demolition and removal of the decommissioned systems.

2. Include proper disposal of all waste and recyclables generated by this scope of work.
3. All work shall be performed in accordance with the project master schedule. All expediting and or overtime costs required to meet the project master schedule are to be included in this bid.
4. The subcontractor's key personnel assigned to the project shall attend all required preconstruction conferences with owner and CMAR.
5. Layout for this scope of work complete. The CMAR will provide control points. Subcontractor to maintain/transfer control points.
6. Provide the necessary number of mobilizations to complete subcontractor's scope of work per the project schedule.
7. Furnish and operate all equipment necessary for execution of the work.
8. Ginno Construction will not have a forklift on site for subcontractor use. If subcontractor requires a forklift or any other equipment for loading, unloading, or moving materials, subcontractor shall include it in subcontractor's bid.
9. **Specifications to include but not limited to:**
 - a. Division 01- General requirements
 - b. Division 02- Existing Conditions in its entirety

Exclusions:

1. All demo scope at John Brown ES and Lakeland HS
2. Roof Demolition: All roof removal, roof membrane demo, roof deck demo, and associated roofing materials are specifically excluded from this bid package
3. Decommissioning, shutting down, isolating, or disconnecting any HVAC, plumbing, or electrical systems.
4. Live electrical or mechanical work of any kind.
5. Asbestos abatement
6. Lead paint removal or stabilization
7. Mold remediation
8. Hazardous material identification, testing, or survey reports
9. Structural shoring
10. Concrete patching or slab infill
11. Specialized containment
12. Payment and performance bond
13. Bid bond

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Bid Form

Bid Package 4 (BP-04): Lakeland High School Demo

Submitted By (Company Name): _____

The submitting contractor acknowledges that they have familiarized themselves the proposed site of the work, conditions under which work is to be performed and all documents included within the bidding Contract Documents. The contractor agrees to commence work upon a written 'Notice to Proceed' and be Substantially Complete with proposed scope of work within times stipulated.

AWARD METHOD: Public Works construction contracts for the State of Idaho are awarded to the "lowest responsible and responsive bidder." The low bidder, for purposes of award, shall be the responsible and responsive bidder offering the low aggregate amount for the base bid items, plus any additive or deductive bid alternates selected by the Owner, and within funds available as determined by the Owner.

BP-04 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:

SECTIONS

Division 01 General Requirements

Division 02 Existing Conditions

Acknowledgement of Addendum No. ('s): _____

Base Bid Proposal:

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-04 described in the Contract documents for a total lump sum price of:

_____ Dollars (\$ _____)



Bid Form

Company: _____

Business Address: _____

Idaho Contractor's Registration No.: _____ Expiration Date: _____

Idaho Public Works License No.: _____ Expiration Date: _____

Signature: _____ Date: _____

Printed Name | Title: _____

Contact Number: _____ Email: _____

Bid Package 04- Lakeland HS Demo

Please read Bidder Instructions carefully

Date: March 11, 2026

Project: **Lakeland High School**

Project Location: Rathdrum, Idaho

Architect/Engineer: Architects West

General Contractor: Ginno Construction of Idaho, Inc.

Pre-Bid Date and Time: **See Matrix**

Bid Due Date and Time: April 1, 2026, 1:00 pm

Prevailing Wage: No

Public Works: Yes

Anticipated Start Date: June 8, 2026

Projected Substantial Completion: August 21, 2026

Document Access: Documents can be viewed and downloaded at the following plan centers:

- Ginno Construction Plan Room at www.ginnoplanroom.com.
- Abadan
- Spokane Regional Plan Center

Bid Documents: Invitation to Bid dated 03/11/2026
Architects West Drawings dated March 6, 2026
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Project Schedule date March 10, 2026
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These Instructions to bidders are provided to enable all prospective bidders to properly prepare and submit their responses to Ginno Construction. Each bidder is required to carefully review these instructions, along with all referenced documents, prior to submitting a bid.

- 1) **Description:** The project consists of upgrades to various systems and finishes at Lakeland High School All work must take place over the summer of 2026 and must be completed prior to the date stated on the first page of this document.
- 2) **Questions:** Questions regarding the bid shall be directed, in writing via email, to Ginno Construction Company (Attention: Chris English). Bidders are NOT to contact the Owner or the Architect directly with questions regarding the bid.

Chris English, Project Manager
Ginno Construction Company
Telephone: 208-916-5177
cenglish@ginnoconstruction.com

- 3) **SCHEDULE AND PHASING:** The project will be completed in one phase; however, multiple mobilizations may be required to complete the work. Certain scopes may require after-hour work. **Subcontractors shall include all necessary labor, materials, equipment, overtime, shift work, manpower, and scheduling measures required to meet the schedule that is provided.** No additional compensation will be granted for schedule acceleration, overtime, or other measures needed to achieve timely completion unless directed in writing by the General Contractor.

Subcontractors must coordinate closely with the General Contractor and other trades to ensure work progresses without delay. Any impacts to the schedule must be reported immediately. Failure to complete the work by the required date may result in liquidated damages, back-charges, or other contractual remedies, as outlined in the subcontract agreement.

- 4) **LOGISTICS:** All work must be performed within the constraints of the project site while keeping the site accessible for operations. Take necessary precautions to protect adjacent buildings, landscape areas, and parking areas.
- 5) **POLICIES:**

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The bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to:

- a) Conditions bearing upon transportation, disposal, handling, and storage of materials.
 - b) The availability of labor, water, electric power, and roads.
 - c) The conformation and conditions of the ground.
 - d) The character of equipment and facilities needed preliminary to and during the work.
 - e) The bidder also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings, specifications, geotechnical reports, and surveys made a part of the Contract Documents. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating and bidding properly the difficulty and cost of successfully performing the work.
 - f) The project site is a **tobacco, vape-, alcohol, and weapon-free** campus. No exceptions.
 - g) If hazardous materials are suspected or discovered, **stop work and notify** the GC immediately. Do not disturb suspect materials without written direction.
 - h) All personnel that will be working in a building that is occupied will need to pass a comprehensive background check, at the district's expense. John Brown ES will not be considered an occupied school so this policy will not apply to projects at John Brown, but this policy will apply for all projects at Lakeland HS and Lakeland MS
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- 6) **PERMITS:** Subcontractors are responsible for obtaining any permits necessary for their scope of work including but not limited to HVAC, plumbing, electrical & fire alarm, fire protection, tap/meter permits and fees, etc.
 - 7) **PREVAILING WAGE:** This project is **not** subject to prevailing wage.
 - 8) **IDAHO PUBLIC WORKS:** This project **is** subject to Idaho Public Works.
 - 9) **BID FORM:** All bidders are required to submit their proposals using the provided Bid Form. Any bid not submitted on the required Bid Form will be deemed non-responsive and rejected
 - 10) The owner reserves the right to reject any or all proposals, waive any nonmaterial irregularities in the bids received, and to accept the proposal deemed most advantageous to the best interest of the owner.

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Division 02 - Demo

SECTION 1 – GENERAL REQUIREMENTS

1.1 BID PACKAGE SECTIONS INCLUDE:

- A. Subcontractor shall provide all labor, supervision, administration, equipment, tools, transportation, materials, profit overhead, bonding, taxes, and insurance as necessary to complete the scope of work as defined in the following bid package and in accordance with the Contract Documents whether specific or implied. Subcontractors shall provide qualified supervision that will be on site at all times when subcontractor employees are working on the jobsite and have authority to act on subcontractor's behalf.

- B. Bids shall be accepted for complete bid packages only. The bid packages and described work scopes are to be taken as a whole with no exceptions.

SECTION 2 – BID PACKAGE AND TRADE BREAKDOWN

Lump sum pricing for this bid package and specification section(s) shall be in strict accordance with the complete set of plans/drawings and applicable technical specifications identified herein. Each bidder shall review the scope of work to familiarize themselves with the project site, contents of the bid package and scope of work included in the bid package documents that pertains to their respective specification sections. Any failure of the bidder to familiarize themselves with the project site, bid item or bid package documents will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

The following bid package description has been written to include the complete bid package scope.

2.1 Division 02 - Demo

Clarifications:

1. All specified submittals, shop drawings, and samples will be required to be submitted no later than two weeks after a Notice to Proceed. If the subcontractor or supplier cannot meet this timeline, the subcontractor or supplier is responsible to notify Ginno and propose an alternative scheduled delivery date that is as close to the required delivery date as possible.
2. No extra work shall be performed by the subcontractor without prior written authorization by Ginno.
3. Take necessary precautions to protect existing adjacent buildings, landscape areas, and parking areas.
4. Idaho State Sales Tax is to be included for all material provided in the execution of the work.

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Inclusions:

General

1. The Demolition Subcontractor shall provide all labor, equipment, and means necessary to remove all HVAC, plumbing, and electrical systems identified for demolition in the project documents. This includes, but is not limited to, ductwork, equipment, piping, conduit, wiring, devices, fixtures, supports, and associated components scheduled for removal. All HVAC, plumbing, and electrical systems will be fully decommissioned, disconnected, and made safe by the respective Mechanical and Electrical trades prior to the start of demolition activities. The Demolition Subcontractor is responsible only for the physical demolition and removal of the decommissioned systems.
2. Include proper disposal of all waste and recyclables generated by this scope of work.
3. All work shall be performed in accordance with the project master schedule. All expediting and or overtime costs required to meet the project master schedule are to be included in this bid.
4. The subcontractor's key personnel assigned to the project shall attend all required preconstruction conferences with owner and Ginno.
5. Layout for this scope of work complete. The Ginno will provide control points. Subcontractor to maintain/transfer control points.
6. Provide the necessary number of mobilizations to complete subcontractor's scope of work per the project schedule.
7. Furnish and operate all equipment necessary for execution of the work.
8. Ginno Construction will not have a forklift on site for subcontractor use. If subcontractor requires a forklift or any other equipment for loading, unloading, or moving materials, subcontractor shall include it in subcontractor's bid.
9. **Specifications to include but not limited to:**
 - a. Division 01- General requirements
 - b. Division 02- Existing Conditions in its entirety

Exclusions:

1. All demo scope at Lakeland MS and John Brown ES
2. Roof Demolition: All roof removal, roof membrane demo, roof deck demo, and associated roofing materials are specifically excluded from this bid package
3. Decommissioning, shutting down, isolating, or disconnecting any HVAC, plumbing, or electrical systems.
4. Live electrical or mechanical work of any kind.
5. Asbestos abatement
6. Lead paint removal or stabilization
7. Mold remediation

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8. Hazardous material identification, testing, or survey reports
9. Structural shoring
10. Concrete patching or slab infill
11. Specialized containment
12. Payment and performance bond
13. Bid bond

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Bid Form

Bid Package 5 (BP-05): John Brown ES HVAC

Submitted By (Company Name): _____

The submitting contractor acknowledges that they have familiarized themselves the proposed site of the work, conditions under which work is to be performed and all documents included within the bidding Contract Documents. The contractor agrees to commence work upon a written 'Notice to Proceed' and be Substantially Complete with proposed scope of work within times stipulated.

AWARD METHOD: Public Works construction contracts for the State of Idaho are awarded to the "lowest responsible and responsive bidder." The low bidder, for purposes of award, shall be the responsible and responsive bidder offering the low aggregate amount for the base bid items, plus any additive or deductive bid alternates selected by the Owner, and within funds available as determined by the Owner.

BP-05 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:

SECTIONS

- Division 01 General Requirements
- Division 23 Mechanical- Complete and in its entirety

Acknowledgement of Addendum No. ('s): _____

Base Bid Proposal:

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-05 described in the Contract documents for a total lump sum price of:

Dollars (\$_____)



Bid Form

Company: _____

Business Address: _____

Idaho Contractor's Registration No.: _____ Expiration Date: _____

Idaho Public Works License No.: _____ Expiration Date: _____

Signature: _____ Date: _____

Printed Name | Title: _____

Contact Number: _____ Email: _____

Bid Package 05- John Brown ES HVAC

Please read Bidder Instructions carefully

Date: March 11, 2026

Project: **John Brown ES HVAC**

Project Location: Rathdrum, Idaho

Architect/Engineer: Architects West

General Contractor: Ginno Construction of Idaho, Inc.

Pre-Bid Date and Time: **See Matrix**

Bid Due Date and Time: April 1, 2026 1:00 PM

Prevailing Wage: No

Public Works: Yes

Anticipated Start Date: June 8, 2026

Projected Substantial Completion: August 21, 2026

Document Access: Documents can be viewed and downloaded at the following plan centers:

- Ginno Construction Plan Room at www.ginnoplanroom.com.
- Abadan
- Spokane Regional Plan Center

Bid Documents: Invitation to Bid dated 03/11/2026
Architects West Drawings dated March 6, 2026
Architects West Specifications dated March 6, 2026
Project Schedule date March 10, 2026
Sample Subcontract Agreement
Sample Certificate of Insurance

Matterport Links: <https://youriguide.com/LakelandHighSchoolRoof>
[John Brown Elementary](#)
[Lakeland High School](#)
[Lakeland Middle School](#)

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Addendum: All Addenda will be issued directly by Ginno Construction.

These Instructions to bidders are provided to enable all prospective bidders to properly prepare and submit their responses to Ginno Construction. Each bidder is required to carefully review these instructions, along with all referenced documents, prior to submitting a bid.

- 1) **Description:** The project consists of upgrades to various HVAC systems and finishes at John Brown Elementary. All work must take place over the summer of 2026 and must be completed prior to the date stated on the first page of this document.
- 2) **Questions:** Questions regarding the bid shall be directed, in writing via email, to Ginno Construction Company (Attention: Chris English). Bidders are NOT to contact the Owner or the Architect directly with questions regarding the bid.

Chris English, Project Manager
Ginno Construction Company
Telephone: 208-916-5177
cenglish@ginnoconstruction.com

- 3) **SCHEDULE AND PHASING:** The project will be completed in one phase; however, multiple mobilizations may be required to complete the work. Certain scopes may require after-hour work. **Subcontractors shall include all necessary labor, materials, equipment, overtime, shift work, manpower, and scheduling measures required to meet the schedule that is provided.** No additional compensation will be granted for schedule acceleration, overtime, or other measures needed to achieve timely completion unless directed in writing by the General Contractor.

Subcontractors must coordinate closely with the General Contractor and other trades to ensure work progresses without delay. Any impacts to the schedule must be reported immediately. Failure to complete the work by the required date may result in liquidated damages, back-charges, or other contractual remedies, as outlined in the subcontract agreement.

- 4) **LOGISTICS:** All work must be performed within the constraints of the project site while keeping the site accessible for operations. Take necessary precautions to protect adjacent buildings, landscape areas, and parking areas.
- 5) **POLICIES:**

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The bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to:

- a) Conditions bearing upon transportation, disposal, handling, and storage of materials.
 - b) The availability of labor, water, electric power, and roads.
 - c) The conformation and conditions of the ground.
 - d) The character of equipment and facilities needed preliminary to and during the work.
 - e) The bidder also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings, specifications, geotechnical reports, and surveys made a part of the Contract Documents. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating and bidding properly the difficulty and cost of successfully performing the work.
 - f) The project site is a **tobacco, vape-, alcohol, and weapon-free** campus. No exceptions.
 - g) If hazardous materials are suspected or discovered, **stop work and notify** the GC immediately. Do not disturb suspect materials without written direction.
 - h) All personnel that will be working in a building that is occupied will need to pass a comprehensive background check, at the district's expense. John Brown ES will not be considered an occupied school so this policy will not apply to projects at John Brown, but this policy will apply for all projects at Lakeland HS and Lakeland MS
- 6) **PERMITS:** Subcontractors are responsible for obtaining any permits necessary for their scope of work including but not limited to HVAC, plumbing, electrical & fire alarm, fire protection, tap/meter permits and fees, etc.
- 7) **PREVAILING WAGE:** This project is **not** subject to prevailing wage.
- 8) **IDAHO PUBLIC WORKS:** This project **is** subject to Idaho Public Works.
- 9) **BID FORM:** All bidders are required to submit their proposals using the provided Bid Form. Any bid not submitted on the required Bid Form will be deemed non-responsive and rejected
- 10) The owner reserves the right to reject any or all proposals, waive any nonmaterial irregularities in the bids received, and to accept the proposal deemed most advantageous to the best interest of the owner.

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Division 23 - HVAC

SECTION 1 – GENERAL REQUIREMENTS

1.1 BID PACKAGE SECTIONS INCLUDE:

- A. Subcontractor shall provide all labor, supervision, administration, equipment, tools, transportation, materials, profit overhead, bonding, taxes, and insurance as necessary to complete the scope of work as defined in the following bid package and in accordance with the Contract Documents whether specific or implied. Subcontractors shall provide qualified supervision that will be on site at all times when subcontractor employees are working on the jobsite and have authority to act on subcontractor's behalf.

- B. Bids shall be accepted for complete bid packages only. The bid packages and described work scopes are to be taken as a whole with no exceptions.

SECTION 2 – BID PACKAGE AND TRADE BREAKDOWN

Lump sum pricing for this bid package and specification section(s) shall be in strict accordance with the complete set of plans/drawings and applicable technical specifications identified herein. Each bidder shall review the scope of work to familiarize themselves with the project site, contents of the bid package and scope of work included in the bid package documents that pertains to their respective specification sections. Any failure of the bidder to familiarize themselves with the project site, bid item or bid package documents will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

The following bid package description has been written to include the complete bid package scope.

2.1 Division 23 - HVAC

Clarifications:

1. All specified submittals, shop drawings, and samples will be required to be submitted no later than two weeks after a Notice to Proceed. If the subcontractor or supplier cannot meet this timeline, the subcontractor or supplier is responsible to notify Ginno and propose an alternative scheduled delivery date that is as close to the required delivery date as possible.
2. No extra work shall be performed by the subcontractor without prior written authorization by Ginno.
3. Take necessary precautions to protect existing adjacent buildings, landscape areas, and parking areas.
4. Idaho State Sales Tax is to be included for all material provided in the execution of the work.

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Inclusions:

General

1. All HVAC and electrical systems will be fully decommissioned, disconnected, and made safe by the respective Mechanical and Electrical trades prior to the start of demolition activities. The Demolition Subcontractor is responsible only for the physical demolition and removal of the decommissioned systems.
2. All dumpsters for debris removal will be provided by the General Contractor.
3. All work shall be performed in accordance with the project master schedule. All expediting and or overtime costs required to meet the project master schedule are to be included in this bid.
4. The subcontractor's key personnel assigned to the project shall attend all required preconstruction conferences with owner and Ginno
5. Provide the necessary number of mobilizations to complete subcontractor's scope of work per the project schedule.
6. Furnish and operate all equipment necessary for execution of the work.
7. DDC controls scope
8. Ginno Construction will not have a forklift on site for subcontractor use. If subcontractor requires a forklift or any other equipment for loading, unloading, or moving materials, subcontractor shall include it in subcontractor's bid to include a crane if required.
9. Specifications to include but not limited to:
 - a. Division 23 Mechanical- Complete and in its entirety

Exclusions:

1. All HVAC scope at Lakeland MS and Lakeland HS
2. Demo and removal of decommissioned HVAC systems
3. Fire Alarm
4. Electrical
5. Cutting, patching, core drilling, or concrete saw-cutting
6. Framing, drywall patching, ceiling repair
7. Painting or fireproofing
8. Fire sprinkler modifications due to ductwork changes
9. Replacement of existing ductwork not shown to be replaced
10. Cleaning existing ductwork
11. Roof patching around curbs or penetrations
12. Temporary cooling or heating
13. Bid bond
14. Payment and Performance bond

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Bid Form

Bid Package 6 (BP-06): Lakeland Middle School HVAC

Submitted By (Company Name): _____

The submitting contractor acknowledges that they have familiarized themselves the proposed site of the work, conditions under which work is to be performed and all documents included within the bidding Contract Documents. The contractor agrees to commence work upon a written 'Notice to Proceed' and be Substantially Complete with proposed scope of work within times stipulated.

AWARD METHOD: Public Works construction contracts for the State of Idaho are awarded to the "lowest responsible and responsive bidder." The low bidder, for purposes of award, shall be the responsible and responsive bidder offering the low aggregate amount for the base bid items, plus any additive or deductive bid alternates selected by the Owner, and within funds available as determined by the Owner.

BP-06 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:

SECTIONS

Division 01 General Requirements

Division 23 Mechanical- Complete and in its entirety

Acknowledgement of Addendum No. ('s): _____

Base Bid Proposal:

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-06 described in the Contract documents for a total lump sum price of:

Dollars (\$ _____)



Bid Form

Company: _____

Business Address: _____

Idaho Contractor's Registration No.: _____ Expiration Date: _____

Idaho Public Works License No.: _____ Expiration Date: _____

Signature: _____ Date: _____

Printed Name | Title: _____

Contact Number: _____ Email: _____

Bid Package 06- Lakeland MS HVAC

Please read Bidder Instructions carefully

Date: March 11, 2026

Project: **Lakeland Middle School HVAC**

Project Location: Rathdrum, Idaho

Architect/Engineer: Architects West

General Contractor: Ginno Construction of Idaho, Inc.

Pre-Bid Date and Time: **See Matrix**

Bid Due Date and Time: April 1, 2026 1:00 pm

Prevailing Wage: No

Public Works: Yes

Anticipated Start Date: June 8, 2026

Projected Substantial Completion: August 21, 2026

Document Access: Documents can be viewed and downloaded at the following plan centers:

- Ginno Construction Plan Room at www.ginnoplanroom.com.
- Abadan
- Spokane Regional Plan Center

Bid Documents: Invitation to Bid dated 03/11/2026
Architects West Drawings dated March 6, 2026
Architects West Specifications dated March 6, 2026
Project Schedule date March 10, 2026
Sample Subcontract Agreement
Sample Certificate of Insurance

Matterport Links: <https://youriguide.com/LakelandHighSchoolRoof>
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Addendum: All Addenda will be issued directly by Ginno Construction.

These Instructions to bidders are provided to enable all prospective bidders to properly prepare and submit their responses to Ginno Construction. Each bidder is required to carefully review these instructions, along with all referenced documents, prior to submitting a bid.

- 1) **Description:** The project consists of upgrades to various HVAC systems and finishes at Lakeland Middle School. All work must take place over the summer of 2026 and must be completed prior to the date stated on the first page of this document.
- 2) **Questions:** Questions regarding the bid shall be directed, in writing via email, to Ginno Construction Company (Attention: Chris English). Bidders are NOT to contact the Owner or the Architect directly with questions regarding the bid.

Chris English, Project Manager
Ginno Construction Company
Telephone: 208-916-5177
cenglish@ginnoconstruction.com

- 3) **SCHEDULE AND PHASING:** The project will be completed in one phase; however, multiple mobilizations may be required to complete the work. Certain scopes may require after-hour work. **Subcontractors shall include all necessary labor, materials, equipment, overtime, shift work, manpower, and scheduling measures required to meet the schedule that is provided.** No additional compensation will be granted for schedule acceleration, overtime, or other measures needed to achieve timely completion unless directed in writing by the General Contractor.

Subcontractors must coordinate closely with the General Contractor and other trades to ensure work progresses without delay. Any impacts to the schedule must be reported immediately. Failure to complete the work by the required date may result in liquidated damages, back-charges, or other contractual remedies, as outlined in the subcontract agreement.

- 4) **LOGISTICS:** All work must be performed within the constraints of the project site while keeping the site accessible for operations. Take necessary precautions to protect adjacent buildings, landscape areas, and parking areas.
- 5) **POLICIES:**

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The bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to:

- a) Conditions bearing upon transportation, disposal, handling, and storage of materials.
 - b) The availability of labor, water, electric power, and roads.
 - c) The conformation and conditions of the ground.
 - d) The character of equipment and facilities needed preliminary to and during the work.
 - e) The bidder also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings, specifications, geotechnical reports, and surveys made a part of the Contract Documents. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating and bidding properly the difficulty and cost of successfully performing the work.
 - f) The project site is a **tobacco, vape-, alcohol, and weapon-free** campus. No exceptions.
 - g) If hazardous materials are suspected or discovered, **stop work and notify** the GC immediately. Do not disturb suspect materials without written direction.
 - h) All personnel that will be working in a building that is occupied will need to pass a comprehensive background check, at the district's expense. John Brown ES will not be considered an occupied school so this policy will not apply to projects at John Brown, but this policy will apply for all projects at Lakeland HS and Lakeland MS
- 6) **PERMITS:** Subcontractors are responsible for obtaining any permits necessary for their scope of work including but not limited to HVAC, plumbing, electrical & fire alarm, fire protection, tap/meter permits and fees, etc.
- 7) **PREVAILING WAGE:** This project is **not** subject to prevailing wage.
- 8) **IDAHO PUBLIC WORKS:** This project **is** subject to Idaho Public Works.
- 9) **BID FORM:** All bidders are required to submit their proposals using the provided Bid Form. Any bid not submitted on the required Bid Form will be deemed non-responsive and rejected
- 10) The owner reserves the right to reject any or all proposals, waive any nonmaterial irregularities in the bids received, and to accept the proposal deemed most advantageous to the best interest of the owner.

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Division 23 - HVAC

SECTION 1 – GENERAL REQUIREMENTS

1.1 BID PACKAGE SECTIONS INCLUDE:

- A. Subcontractor shall provide all labor, supervision, administration, equipment, tools, transportation, materials, profit overhead, bonding, taxes, and insurance as necessary to complete the scope of work as defined in the following bid package and in accordance with the Contract Documents whether specific or implied. Subcontractors shall provide qualified supervision that will be on site at all times when subcontractor employees are working on the jobsite and have authority to act on subcontractor's behalf.
- B. Bids shall be accepted for complete bid packages only. The bid packages and described work scopes are to be taken as a whole with no exceptions.

SECTION 2 – BID PACKAGE AND TRADE BREAKDOWN

Lump sum pricing for this bid package and specification section(s) shall be in strict accordance with the complete set of plans/drawings and applicable technical specifications identified herein. Each bidder shall review the scope of work to familiarize themselves with the project site, contents of the bid package and scope of work included in the bid package documents that pertains to their respective specification sections. Any failure of the bidder to familiarize themselves with the project site, bid item or bid package documents will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

The following bid package description has been written to include the complete bid package scope.

2.1 Division 23 - HVAC

Clarifications:

1. All specified submittals, shop drawings, and samples will be required to be submitted no later than two weeks after a Notice to Proceed. If the subcontractor or supplier cannot meet this timeline, the subcontractor or supplier is responsible to notify Ginno and propose an alternative scheduled delivery date that is as close to the required delivery date as possible.
2. No extra work shall be performed by the subcontractor without prior written authorization by Ginno.
3. Take necessary precautions to protect existing adjacent buildings, landscape areas, and parking areas.
4. Idaho State Sales Tax is to be included for all material provided in the execution of the work.

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Inclusions:

General

1. All HVAC and electrical systems will be fully decommissioned, disconnected, and made safe by the respective Mechanical and Electrical trades prior to the start of demolition activities. The Demolition Subcontractor is responsible only for the physical demolition and removal of the decommissioned systems.
2. DDC controls scope
3. All dumpsters for debris removal will be provided by the General Contractor.
4. All work shall be performed in accordance with the project master schedule. All expediting and or overtime costs required to meet the project master schedule are to be included in this bid.
5. The subcontractor's key personnel assigned to the project shall attend all required preconstruction conferences with owner and Ginno.
6. Provide the necessary number of mobilizations to complete subcontractor's scope of work per the project schedule.
7. Furnish and operate all equipment necessary for execution of the work.
8. Ginno Construction will not have a forklift on site for subcontractor use. If subcontractor requires a forklift or any other equipment for loading, unloading, or moving materials, subcontractor shall include it in subcontractor's bid to include a crane if required
9. Specifications to include but not limited to:
 - a. Division 23 Mechanical- Complete and in its entirety

Exclusions:

1. All HVAC scope at Lakeland HS and John Brown ES
2. Demo and removal of decommissioned HVAC systems
3. Fire Alarm
4. Electrical
5. Cutting, patching, core drilling, or concrete saw-cutting
6. Framing, drywall patching, ceiling repair
7. Painting or fireproofing
8. Fire sprinkler modifications due to ductwork changes
9. Replacement of existing ductwork not shown to be replaced
10. Cleaning existing ductwork
11. Roof patching around curbs or penetrations
12. Temporary cooling or heating
13. Performance and Payment bond
14. Bid bond

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Bid Form

Bid Package (BP-07): **Lakeland High School HVAC**

Submitted By (Company Name): _____

The submitting contractor acknowledges that they have familiarized themselves the proposed site of the work, conditions under which work is to be performed and all documents included within the bidding Contract Documents. The contractor agrees to commence work upon a written 'Notice to Proceed' and be Substantially Complete with proposed scope of work within times stipulated.

AWARD METHOD: Public Works construction contracts for the State of Idaho are awarded to the "lowest responsible and responsive bidder." The low bidder, for purposes of award, shall be the responsible and responsive bidder offering the low aggregate amount for the base bid items, plus any additive or deductive bid alternates selected by the Owner, and within funds available as determined by the Owner.

BP-07 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:

SECTIONS

Division 01 General Requirements
Division 23 Mechanical- Complete and in its entirety

Acknowledgement of Addendum No. ('s): _____

Base Bid Proposal:

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-07 described in the Contract documents for a total lump sum price of:

_____ Dollars (\$ _____)



Bid Form

Company: _____

Business Address: _____

Idaho Contractor's Registration No.: _____ Expiration Date: _____

Idaho Public Works License No.: _____ Expiration Date: _____

Signature: _____ Date: _____

Printed Name | Title: _____

Contact Number: _____ Email: _____

Bid Package 07- Lakeland HS HVAC

Please read Bidder Instructions carefully

Date: March 11, 2026

Project: **Lakeland High School HVAC**

Project Location: Rathdrum, Idaho

Architect/Engineer: Architects West

General Contractor: Ginno Construction of Idaho, Inc.

Pre-Bid Date and Time: **See Matrix**

Bid Due Date and Time: April 1, 2026 1:00 pm

Prevailing Wage: No

Public Works: Yes

Anticipated Start Date: June 8, 2026

Projected Substantial Completion: August 21, 2026

Document Access: Documents can be viewed and downloaded at the following plan centers:

- Ginno Construction Plan Room at www.ginnoplanroom.com.
- Abadan
- Spokane Regional Plan Center

Bid Documents: Invitation to Bid dated 03/11/2026
Architects West Drawings dated March 6, 2026
Architects West Specifications dated March 6, 2026
Project Schedule date March 10, 2026
Sample Subcontract Agreement
Sample Certificate of Insurance

Matterport Links: <https://youriguide.com/LakelandHighSchoolRoof>
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[Lakeland Middle School](#)

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Addendum: All Addenda will be issued directly by Ginno Construction.

These Instructions to bidders are provided to enable all prospective bidders to properly prepare and submit their responses to Ginno Construction. Each bidder is required to carefully review these instructions, along with all referenced documents, prior to submitting a bid.

- 1) **Description:** The project consists of upgrades to various systems and finishes at Lakeland High School. All work must take place over the summer of 2026 and must be completed prior to the date stated on the first page of this document.
- 2) **Questions:** Questions regarding the bid shall be directed, in writing via email, to Ginno Construction Company (Attention: Chris English). Bidders are NOT to contact the Owner or the Architect directly with questions regarding the bid.

Chris English, Project Manager
Ginno Construction Company
Telephone: 208-916-5177
cenglish@ginnoconstruction.com

- 3) **SCHEDULE AND PHASING:** The project will be completed in one phase; however, multiple mobilizations may be required to complete the work. Certain scopes may require after-hour work. **Subcontractors shall include all necessary labor, materials, equipment, overtime, shift work, manpower, and scheduling measures required to meet the schedule that is provided.** No additional compensation will be granted for schedule acceleration, overtime, or other measures needed to achieve timely completion unless directed in writing by the General Contractor.

Subcontractors must coordinate closely with the General Contractor and other trades to ensure work progresses without delay. Any impacts to the schedule must be reported immediately. Failure to complete the work by the required date may result in liquidated damages, back-charges, or other contractual remedies, as outlined in the subcontract agreement.

- 4) **LOGISTICS:** All work must be performed within the constraints of the project site while keeping the site accessible for operations. Take necessary precautions to protect adjacent buildings, landscape areas, and parking areas.

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5) **POLICIES:**

The bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to:

- a) Conditions bearing upon transportation, disposal, handling, and storage of materials.
- b) The availability of labor, water, electric power, and roads.
- c) The conformation and conditions of the ground.
- d) The character of equipment and facilities needed preliminary to and during the work.
- e) The bidder also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings, specifications, geotechnical reports, and surveys made a part of the Contract Documents. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating and bidding properly the difficulty and cost of successfully performing the work.
- f) The project site is a **tobacco, vape-, alcohol, and weapon-free** campus. No exceptions.
- g) If hazardous materials are suspected or discovered, **stop work and notify** the GC immediately. Do not disturb suspect materials without written direction.
- h) All personnel that will be working in a building that is occupied will need to pass a comprehensive background check, at the district's expense. John Brown ES will not be considered an occupied school so this policy will not apply to projects at John Brown, but this policy will apply for all projects at Lakeland HS and Lakeland MS

6) **PERMITS:** Subcontractors are responsible for obtaining any permits necessary for their scope of work including but not limited to HVAC, plumbing, electrical & fire alarm, fire protection, tap/meter permits and fees, etc.

7) **PREVAILING WAGE:** This project is **not** subject to prevailing wage.

8) **IDAHO PUBLIC WORKS:** This project **is** subject to Idaho Public Works.

9) **BID FORM:** All bidders are required to submit their proposals using the provided Bid Form. Any bid not submitted on the required Bid Form will be deemed non-responsive and rejected

10) The owner reserves the right to reject any or all proposals, waive any nonmaterial irregularities in the bids received, and to accept the proposal deemed most advantageous to the best interest of the owner.

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Division 23 - HVAC

SECTION 1 – GENERAL REQUIREMENTS

1.1 BID PACKAGE SECTIONS INCLUDE:

- A. Subcontractor shall provide all labor, supervision, administration, equipment, tools, transportation, materials, profit overhead, bonding, taxes, and insurance as necessary to complete the scope of work as defined in the following bid package and in accordance with the Contract Documents whether specific or implied. Subcontractors shall provide qualified supervision that will be on site at all times when subcontractor employees are working on the jobsite and have authority to act on subcontractor's behalf.
- B. Bids shall be accepted for complete bid packages only. The bid packages and described work scopes are to be taken as a whole with no exceptions.

SECTION 2 – BID PACKAGE AND TRADE BREAKDOWN

Lump sum pricing for this bid package and specification section(s) shall be in strict accordance with the complete set of plans/drawings and applicable technical specifications identified herein. Each bidder shall review the scope of work to familiarize themselves with the project site, contents of the bid package and scope of work included in the bid package documents that pertains to their respective specification sections. Any failure of the bidder to familiarize themselves with the project site, bid item or bid package documents will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

The following bid package description has been written to include the complete bid package scope.

2.1 Division 23 - HVAC

Clarifications:

1. All specified submittals, shop drawings, and samples will be required to be submitted no later than three weeks after a Notice to Proceed. If the subcontractor or supplier cannot meet this timeline, the subcontractor or supplier is responsible to notify Ginno and propose an alternative scheduled delivery date that is as close to the required delivery date as possible.
2. No extra work shall be performed by the subcontractor without prior written authorization by Ginno.
3. Take necessary precautions to protect existing adjacent buildings, landscape areas, and parking areas.
4. Idaho State Sales Tax is to be included for all material provided in the execution of the work.

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Inclusions:

General

1. All HVAC and electrical systems will be fully decommissioned, disconnected, and made safe by the respective Mechanical and Electrical trades prior to the start of demolition activities. The Demolition Subcontractor is responsible only for the physical demolition and removal of the decommissioned systems.
2. DDC controls scope
3. All dumpsters for debris removal will be provided by the General Contractor.
4. All work shall be performed in accordance with the project master schedule. All expediting and or overtime costs required to meet the project master schedule are to be included in this bid.
5. The subcontractor's key personnel assigned to the project shall attend all required preconstruction conferences with owner and Ginno.
6. Provide the necessary number of mobilizations to complete subcontractor's scope of work per the project schedule.
7. Furnish and operate all equipment necessary for execution of the work.
8. Ginno Construction will not have a forklift on site for subcontractor use. If subcontractor requires a forklift or any other equipment for loading, unloading, or moving materials, subcontractor shall include it in subcontractor's bid to include a crane if required
9. Specifications to include but not limited to:
 - a. Division 23 Mechanical- Complete and in its entirety

Exclusions:

1. All HVAC scope at Lakeland MS and John Brown ES
2. Demo and removal of decommissioned HVAC systems
3. Fire Alarm
4. Electrical
5. Cutting, patching, core drilling, or concrete saw-cutting
6. Framing, drywall patching, ceiling repair
7. Painting or fireproofing
8. Fire sprinkler modifications due to ductwork changes
9. Replacement of existing ductwork not shown to be replaced
10. Cleaning existing ductwork
11. Roof patching around curbs or penetrations
12. Temporary cooling or heating
13. Payment and performance bond
14. Bid bond

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Bid Form

Bid Package 08 (BP-08): Plumbing- John Brown ES, Lakeland HS, Lakeland MS

Submitted By (Company Name): _____

The submitting contractor acknowledges that they have familiarized themselves the proposed site of the work, conditions under which work is to be performed and all documents included within the bidding Contract Documents. The contractor agrees to commence work upon a written 'Notice to Proceed' and be Substantially Complete with proposed scope of work within times stipulated.

AWARD METHOD: Public Works construction contracts for the State of Idaho are awarded to the "lowest responsible and responsive bidder." The low bidder, for purposes of award, shall be the responsible and responsive bidder offering the low aggregate amount for the base bid items, plus any additive or deductive bid alternates selected by the Owner, and within funds available as determined by the Owner.

BP-08 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:

SECTIONS

- Division 01 General Requirements
- Division 22 Plumbing Complete and in its entirety

Acknowledgement of Addendum No. ('s): _____

Base Bid Proposal:

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-08 described in the Contract documents for a total lump sum price of:

Dollars (\$_____)



Bid Form

Company: _____

Business Address: _____

Idaho Contractor's Registration No.: _____ Expiration Date: _____

Idaho Public Works License No.: _____ Expiration Date: _____

Signature: _____ Date: _____

Printed Name | Title: _____

Contact Number: _____ Email: _____

Bid Package 08- Plumbing- Lakeland HS, John Brown ES, Lakeland MS

Please read Bidder Instructions carefully

Date: March 11, 2026

Project: **Plumbing- Lakeland HS, John Brown ES, Lakeland MS**

Project Location: Rathdrum, Idaho

Architect/Engineer: Architects West

General Contractor: Ginno Construction of Idaho, Inc.

Pre-Bid Date and Time: **See Matrix**

Bid Due Date and Time: April 1, 2026 2:00 pm

Prevailing Wage: No

Public Works: Yes

Anticipated Start Date: June 8, 2026

Projected Substantial Completion: August 21, 2026

Document Access: Documents can be viewed and downloaded at the following plan centers:

- Ginno Construction Plan Room at www.ginnoplanroom.com.
- Abadan
- Spokane Regional Plan Center

Bid Documents: Invitation to Bid dated 03/11/2026
Architects West Drawings dated March 6, 2026
Architects West Specifications dated March 6, 2026
Project Schedule date March 10, 2026
Sample Subcontract Agreement
Sample Certificate of Insurance

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Matterport Links:

<https://youriguide.com/LakelandHighSchoolRoof>
[John Brown Elementary](#)
[Lakeland High School](#)
[Lakeland Middle School](#)

Addendum: All Addenda will be issued directly by Ginno Construction.

These Instructions to bidders are provided to enable all prospective bidders to properly prepare and submit their responses to Ginno Construction. Each bidder is required to carefully review these instructions, along with all referenced documents, prior to submitting a bid.

- 1) **Description:** The project consists of upgrades to various systems and finishes at John Brown Elementary, Lakeland Middle School, and Lakeland High School. All work must take place over the summer of 2026 and must be completed prior to the date stated on the first page of this document.
- 2) **Questions:** Questions regarding the bid shall be directed, in writing via email, to Ginno Construction Company (Attention: Chris English). Bidders are NOT to contact the Owner or the Architect directly with questions regarding the bid.

Chris English, Project Manager
Ginno Construction Company
Telephone: 208-916-5177
cenglish@ginnoconstruction.com

- 3) **SCHEDULE AND PHASING:** The project will be completed in one phase; however, multiple mobilizations may be required to complete the work. Certain scopes may require after-hour work. **Subcontractors shall include all necessary labor, materials, equipment, overtime, shift work, manpower, and scheduling measures required to meet the schedule that is provided.** No additional compensation will be granted for schedule acceleration, overtime, or other measures needed to achieve timely completion unless directed in writing by the General Contractor.

Subcontractors must coordinate closely with the General Contractor and other trades to ensure work progresses without delay. Any impacts to the schedule must be reported immediately. Failure to complete the work by the required date may result in liquidated damages, back-charges, or other contractual remedies, as outlined in the subcontract agreement.

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- 4) **LOGISTICS:** All work must be performed within the constraints of the project site while keeping the site accessible for operations. Take necessary precautions to protect adjacent buildings, landscape areas, and parking areas.

5) **POLICIES:**

The bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to:

- a) Conditions bearing upon transportation, disposal, handling, and storage of materials.
- b) The availability of labor, water, electric power, and roads.
- c) The conformation and conditions of the ground.
- d) The character of equipment and facilities needed preliminary to and during the work.
- e) The bidder also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings, specifications, geotechnical reports, and surveys made a part of the Contract Documents. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating and bidding properly the difficulty and cost of successfully performing the work.
- f) The project site is a **tobacco, vape-, alcohol, and weapon-free** campus. No exceptions.
- g) If hazardous materials are suspected or discovered, **stop work and notify** the GC immediately. Do not disturb suspect materials without written direction.
- h) All personnel that will be working in a building that is occupied will need to pass a comprehensive background check, at the district's expense. John Brown ES will not be considered an occupied school so this policy will not apply to projects at John Brown, but this policy will apply for all projects at Lakeland HS and Lakeland MS

- 6) **PERMITS:** Subcontractors are responsible for obtaining any permits necessary for their scope of work including but not limited to HVAC, plumbing, electrical & fire alarm, fire protection, tap/meter permits and fees, etc.

- 7) **PREVAILING WAGE:** This project is **not** subject to prevailing wage.

- 8) **IDAHO PUBLIC WORKS:** This project **is** subject to Idaho Public Works.

- 9) **BID FORM:** All bidders are required to submit their proposals using the provided Bid Form. Any bid not submitted on the required Bid Form will be deemed non-responsive and rejected

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- 10) The owner reserves the right to reject any or all proposals, waive any nonmaterial irregularities in the bids received, and to accept the proposal deemed most advantageous to the best interest of the owner.

Division 22 - PLUMBING

SECTION 1 – GENERAL REQUIREMENTS

1.1 BID PACKAGE SECTIONS INCLUDE:

- A. Subcontractor shall provide all labor, supervision, administration, equipment, tools, transportation, materials, profit overhead, bonding, taxes, and insurance as necessary to complete the scope of work as defined in the following bid package and in accordance with the Contract Documents whether specific or implied. Subcontractors shall provide qualified supervision that will be on site at all times when subcontractor employees are working on the jobsite and have authority to act on subcontractor's behalf.
- B. Bids shall be accepted for complete bid packages only. The bid packages and described work scopes are to be taken as a whole with no exceptions.

SECTION 2 – BID PACKAGE AND TRADE BREAKDOWN

Lump sum pricing for this bid package and specification section(s) shall be in strict accordance with the complete set of plans/drawings and applicable technical specifications identified herein. Each bidder shall review the scope of work to familiarize themselves with the project site, contents of the bid package and scope of work included in the bid package documents that pertains to their respective specification sections. Any failure of the bidder to familiarize themselves with the project site, bid item or bid package documents will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

The following bid package description has been written to include the complete bid package scope.

2.1 Division 22 - Plumbing

Clarifications:

1. All specified submittals, shop drawings, and samples will be required to be submitted no later than two weeks after a Notice to Proceed. If the subcontractor or supplier cannot meet this timeline, the subcontractor or supplier is responsible to notify Ginno and propose an alternative scheduled delivery date that is as close to the required delivery date as possible.
2. No extra work shall be performed by the subcontractor without prior written authorization by Ginno.
3. Take necessary precautions to protect existing adjacent buildings, landscape areas, and parking areas.
4. Idaho State Sales Tax is to be included for all material provided in the execution of the work.

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Inclusions:

General

1. All plumbing systems will be fully decommissioned, disconnected, and made safe by the respective plumbing trade prior to the start of demolition activities. The Demolition Subcontractor is responsible only for the physical demolition and removal of the decommissioned systems.
2. All dumpsters for debris removal will be provided by the General Contractor.
3. Interior sawcutting for bathrooms and interior trenching.
4. All work shall be performed in accordance with the project master schedule. All expediting and or overtime costs required to meet the project master schedule are to be included in this bid.
5. The subcontractor's key personnel assigned to the project shall attend all required preconstruction conferences with owner and Ginno.
6. Provide the necessary number of mobilizations to complete subcontractor's scope of work per the project schedule.
7. Furnish and operate all equipment necessary for execution of the work.
8. Ginno Construction will not have a forklift on site for subcontractor use. If subcontractor requires a forklift or any other equipment for loading, unloading, or moving materials, subcontractor shall include it in subcontractor's bid.
9. Specifications to include but not limited to:
 - a. *Division 22 PLUMBING- Complete and in its entirety*

Exclusions:

1. Electrical power wiring to plumbing equipment
2. Demo and removal of decommissioned plumbing systems
3. Fire alarm tie-ins for monitoring of equipment
4. Concrete cutting, trenching, or slab removal
5. Core drilling unless specifically noted
6. Framing, drywall patching, ceiling repairs, or painting
7. Removal/replacement of finishes (tile, flooring, casework)
8. Replacement of existing piping not shown to be replaced
9. Repairs to existing piping discovered once walls/ceilings are opened
10. Upgrades required due to unexpected code issues
11. Location of unknown utility lines or abandoned piping
12. Demolition of existing systems unless explicitly included
13. Payment and Performance bond
14. Bid bond

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Bid Form

Bid Package 9 (BP-09): John Brown ES Electrical

Submitted By (Company Name): _____

The submitting contractor acknowledges that they have familiarized themselves the proposed site of the work, conditions under which work is to be performed and all documents included within the bidding Contract Documents. The contractor agrees to commence work upon a written 'Notice to Proceed' and be Substantially Complete with proposed scope of work within times stipulated.

AWARD METHOD: Public Works construction contracts for the State of Idaho are awarded to the "lowest responsible and responsive bidder." The low bidder, for purposes of award, shall be the responsible and responsive bidder offering the low aggregate amount for the base bid items, plus any additive or deductive bid alternates selected by the Owner, and within funds available as determined by the Owner.

BP-09 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:

SECTIONS

- Division 01 General Requirements
- Division 26 ELECTRICAL- Complete and in its entirety

Acknowledgement of Addendum No. ('s): _____

Base Bid Proposal:

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-09 described in the Contract documents for a total lump sum price of:

_____ Dollars (\$_____)



Bid Form

Alternate #1 : Provide new lighting fixtures at John Brown Elementary School Classrooms as noted on electrical drawings.

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete **Alternate #1** as part of BP-09 described in the Contract documents for a total lump sum price of:

_____ Dollars (\$_____)

Company: _____

Business Address: _____

Idaho Contractor's Registration No.: _____ Expiration Date: _____

Idaho Public Works License No.: _____ Expiration Date: _____

Signature: _____ Date: _____

Printed Name | Title: _____

Contact Number: _____ Email: _____

Bid Package 09- John Brown ES Electrical

Please read Bidder Instructions carefully

Date: March 11, 2026

Project: **John Brown ES Electrical**

Project Location: Rathdrum, Idaho

Architect/Engineer: Architects West

General Contractor: Ginno Construction of Idaho, Inc.

Pre-Bid Date and Time: **See Matrix**

Bid Due Date and Time: April 1, 2026 2:00 pm

Prevailing Wage: No

Public Works: Yes

Anticipated Start Date: June 8, 2026

Projected Substantial Completion: August 21, 2026

Document Access: Documents can be viewed and downloaded at the following plan centers:

- Ginno Construction Plan Room at www.ginnoplanroom.com.
- Abadan
- Spokane Regional Plan Center

Bid Documents: Invitation to Bid dated 03/11/2026
Architects West Drawings dated March 6, 2026
Architects West Specifications dated March 6, 2026
Project Schedule date March 10, 2026
Sample Subcontract Agreement
Sample Certificate of Insurance

Matterport Links: <https://youriguide.com/LakelandHighSchoolRoof>
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Addendum: All Addenda will be issued directly by Ginno Construction.

These Instructions to bidders are provided to enable all prospective bidders to properly prepare and submit their responses to Ginno Construction. Each bidder is required to carefully review these instructions, along with all referenced documents, prior to submitting a bid.

- 1) **Description:** The project consists of electrical upgrades at John Brown Elementary. All work must take place over the summer of 2026 and must be completed prior to the date stated on the first page of this document.
- 2) **Questions:** Questions regarding the bid shall be directed, in writing via email, to Ginno Construction Company (Attention: Chris English). Bidders are NOT to contact the Owner or the Architect directly with questions regarding the bid.

Chris English, Project Manager
Ginno Construction Company
Telephone: 208-916-5177
cenglish@ginnoconstruction.com

- 3) **SCHEDULE AND PHASING:** The project will be completed in one phase; however, multiple mobilizations may be required to complete the work. Certain scopes may require after-hour work. **Subcontractors shall include all necessary labor, materials, equipment, overtime, shift work, manpower, and scheduling measures required to meet the schedule that is provided.** No additional compensation will be granted for schedule acceleration, overtime, or other measures needed to achieve timely completion unless directed in writing by the General Contractor.

Subcontractors must coordinate closely with the General Contractor and other trades to ensure work progresses without delay. Any impacts to the schedule must be reported immediately. Failure to complete the work by the required date may result in liquidated damages, back-charges, or other contractual remedies, as outlined in the subcontract agreement.

- 4) **LOGISTICS:** All work must be performed within the constraints of the project site while keeping the site accessible for operations. Take necessary precautions to protect adjacent buildings, landscape areas, and parking areas.

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5) **POLICIES:**

The bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to:

- a) Conditions bearing upon transportation, disposal, handling, and storage of materials.
- b) The availability of labor, water, electric power, and roads.
- c) The conformation and conditions of the ground.
- d) The character of equipment and facilities needed preliminary to and during the work.
- e) The bidder also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings, specifications, geotechnical reports, and surveys made a part of the Contract Documents. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating and bidding properly the difficulty and cost of successfully performing the work.
- f) The project site is a **tobacco, vape-, alcohol, and weapon-free** campus. No exceptions.
- g) If hazardous materials are suspected or discovered, **stop work and notify** the GC immediately. Do not disturb suspect materials without written direction.
- h) All personnel that will be working in a building that is occupied will need to pass a comprehensive background check, at the district's expense. John Brown ES will not be considered an occupied school so this policy will not apply to projects at John Brown, but this policy will apply for all projects at Lakeland HS and Lakeland MS

- 6) **PERMITS:** Subcontractors are responsible for obtaining any permits necessary for their scope of work including but not limited to HVAC, plumbing, electrical & fire alarm, fire protection, tap/meter permits and fees, etc.

- 7) **PREVAILING WAGE:** This project is **not** subject to prevailing wage.

- 8) **IDAHO PUBLIC WORKS:** This project **is** subject to Idaho Public Works.

- 9) **BID FORM:** All bidders are required to submit their proposals using the provided Bid Form. Any bid not submitted on the required Bid Form will be deemed non-responsive and rejected

- 10) The owner reserves the right to reject any or all proposals, waive any nonmaterial irregularities in the bids received, and to accept the proposal deemed most advantageous to the best interest of the owner.

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Division 26 – Electrical

SECTION 1 – GENERAL REQUIREMENTS

1.1 BID PACKAGE SECTIONS INCLUDE:

- A. Subcontractor shall provide all labor, supervision, administration, equipment, tools, transportation, materials, profit overhead, bonding, taxes, and insurance as necessary to complete the scope of work as defined in the following bid package and in accordance with the Contract Documents whether specific or implied. Subcontractors shall provide qualified supervision that will be on site at all times when subcontractor employees are working on the jobsite and have authority to act on subcontractor's behalf.
- B. Bids shall be accepted for complete bid packages only. The bid packages and described work scopes are to be taken as a whole with no exceptions.

SECTION 2 – BID PACKAGE AND TRADE BREAKDOWN

Lump sum pricing for this bid package and specification section(s) shall be in strict accordance with the complete set of plans/drawings and applicable technical specifications identified herein. Each bidder shall review the scope of work to familiarize themselves with the project site, contents of the bid package and scope of work included in the bid package documents that pertains to their respective specification sections. Any failure of the bidder to familiarize themselves with the project site, bid item or bid package documents will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

The following bid package description has been written to include the complete bid package scope.

2.1 Division 26 - Electrical

Clarifications:

1. All specified submittals, shop drawings, and samples will be required to be submitted no later than two weeks after a Notice to Proceed. If the subcontractor or supplier cannot meet this timeline, the subcontractor or supplier is responsible to notify Ginno and propose an alternative scheduled delivery date that is as close to the required delivery date as possible.
2. No extra work shall be performed by the subcontractor without prior written authorization by Ginno.
3. Take necessary precautions to protect existing adjacent buildings, landscape areas, and parking areas.
4. Idaho State Sales Tax is to be included for all material provided in the execution of the work.

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Alternates:

Alternate Number (1) John Brown Elementary School:

- a. Alternate bid: Provide new lighting fixtures at John Brown Elementary School Classrooms as noted on electrical drawings.
- b. Basebid: Re-use existing lighting fixtures. Remove as required to coordinate removal and replacement of ceilings. Reinstall lights in same location in coordination with new ceilings. See Architectural plans for extent of ceiling grid replacement

Inclusions:

General

1. All dumpsters for debris removal will be provided by the General Contractor.
2. All HVAC and electrical systems will be fully decommissioned, disconnected, and made safe by the respective Mechanical and Electrical trades prior to the start of demolition activities. The Demolition Subcontractor is responsible only for the physical demolition and removal of the decommissioned systems.
3. All work shall be performed in accordance with the project master schedule. All expediting and or overtime costs required to meet the project master schedule are to be included in this bid.
4. The subcontractor's key personnel assigned to the project shall attend all required preconstruction conferences with owner and Ginno.
5. Layout for this scope of work complete. The CMAR will provide control points. Subcontractor to maintain/transfer control points.
6. Provide the necessary number of mobilizations to complete subcontractor's scope of work per the project schedule.
7. Furnish and operate all equipment necessary for execution of the work.
8. Ginno Construction will not have a forklift on site for subcontractor use. If subcontractor requires a forklift or any other equipment for loading, unloading, or moving materials, subcontractor shall include it in subcontractor's bid.
9. Specifications to include but not limited to:
 - a. Division 26 ELECTRICAL- Complete and in its entirety

Exclusions:

1. All Electrical scope at Lakeland MS and Lakeland HS
2. Demo and removal of decommissioned electrical systems
3. Access control, door hardware integration, and card readers
4. Intrusion alarm systems
5. Clock/bell systems
6. Intercom/PA systems
7. Classroom AV, projectors, smartboards, sound systems
8. Cutting, trenching, or saw cutting
9. Patching, drywall, painting, ceiling tile replacement

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10. Replacement of existing wiring not shown to be replaced
11. Code upgrades triggered by uncovered conditions
12. Asbestos/lead abatement or work in hazardous material areas
13. Payment and performance bond
14. Bid bond

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Bid Form

Bid Package 10 (BP-10): Lakeland Middle School Electrical

Submitted By (Company Name): _____

The submitting contractor acknowledges that they have familiarized themselves the proposed site of the work, conditions under which work is to be performed and all documents included within the bidding Contract Documents. The contractor agrees to commence work upon a written 'Notice to Proceed' and be Substantially Complete with proposed scope of work within times stipulated.

AWARD METHOD: Public Works construction contracts for the State of Idaho are awarded to the "lowest responsible and responsive bidder." The low bidder, for purposes of award, shall be the responsible and responsive bidder offering the low aggregate amount for the base bid items, plus any additive or deductive bid alternates selected by the Owner, and within funds available as determined by the Owner.

BP-10 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:

SECTIONS

- Division 01 General Requirements
- Division 26 ELECTRICAL- Complete and in its entirety

Acknowledgement of Addendum No. ('s): _____

Base Bid Proposal:

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-10 described in the Contract documents for a total lump sum price of:

_____ Dollars (\$ _____)



Bid Form

Company: _____

Business Address: _____

Idaho Contractor's Registration No.: _____ Expiration Date: _____

Idaho Public Works License No.: _____ Expiration Date: _____

Signature: _____ Date: _____

Printed Name | Title: _____

Contact Number: _____ Email: _____

Bid Package 10- Lakeland MS Electrical

Please read Bidder Instructions carefully

Date:	March 11, 2026
Project:	Lakeland Middle School Electrical
Project Location:	Rathdrum, Idaho
Architect/Engineer:	Architects West
General Contractor:	Ginno Construction of Idaho, Inc.
Pre-Bid Date and Time:	See Matrix
Bid Due Date and Time:	April 1, 2026 2:00 PM
Prevailing Wage:	No
Public Works:	Yes
Anticipated Start Date:	June 8, 2026
Projected Substantial Completion:	August 21, 2026
Document Access:	Documents can be viewed and downloaded at the following plan centers: <ul style="list-style-type: none">• Ginno Construction Plan Room at www.ginnoplanroom.com.• Abadan• Spokane Regional Plan Center
Bid Documents:	Invitation to Bid dated 03/11/2026 Architects West Drawings dated March 6, 2026 Architects West Specifications dated March 6, 2026 Project Schedule date March 10, 2026 Sample Subcontract Agreement Sample Certificate of Insurance Early Procurement Package
Matterport Links:	https://youriguide.com/LakelandHighSchoolRoof John Brown Elementary Lakeland High School Lakeland Middle School

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Addendum: All Addenda will be issued directly by Ginno Construction.

These Instructions to bidders are provided to enable all prospective bidders to properly prepare and submit their responses to Ginno Construction. Each bidder is required to carefully review these instructions, along with all referenced documents, prior to submitting a bid.

- 1) **Description:** The project consists of electrical upgrades at Lakeland Middle School. All work must take place over the summer of 2026 and must be completed prior to the date stated on the first page of this document.
- 2) **Questions:** Questions regarding the bid shall be directed, in writing via email, to Ginno Construction Company (Attention: Chris English). Bidders are NOT to contact the Owner or the Architect directly with questions regarding the bid.

Chris English, Project Manager
Ginno Construction Company
Telephone: 208-916-5177
cenglish@ginnoconstruction.com

- 3) **SCHEDULE AND PHASING:** The project will be completed in one phase; however, multiple mobilizations may be required to complete the work. Certain scopes may require after-hour work. **Subcontractors shall include all necessary labor, materials, equipment, overtime, shift work, manpower, and scheduling measures required to meet the schedule that is provided.** No additional compensation will be granted for schedule acceleration, overtime, or other measures needed to achieve timely completion unless directed in writing by the General Contractor.

Subcontractors must coordinate closely with the General Contractor and other trades to ensure work progresses without delay. Any impacts to the schedule must be reported immediately. Failure to complete the work by the required date may result in liquidated damages, back-charges, or other contractual remedies, as outlined in the subcontract agreement.

- 4) **LOGISTICS:** All work must be performed within the constraints of the project site while keeping the site accessible for operations. Take necessary precautions to protect adjacent buildings, landscape areas, and parking areas.

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5) **POLICIES:**

The bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to:

- a) Conditions bearing upon transportation, disposal, handling, and storage of materials.
- b) The availability of labor, water, electric power, and roads.
- c) The conformation and conditions of the ground.
- d) The character of equipment and facilities needed preliminary to and during the work.
- e) The bidder also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings, specifications, geotechnical reports, and surveys made a part of the Contract Documents. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating and bidding properly the difficulty and cost of successfully performing the work.
- f) The project site is a **tobacco, vape-, alcohol, and weapon-free** campus. No exceptions.
- g) If hazardous materials are suspected or discovered, **stop work and notify** the GC immediately. Do not disturb suspect materials without written direction.
- h) All personnel that will be working in a building that is occupied will need to pass a comprehensive background check, at the district's expense. John Brown ES will not be considered an occupied school so this policy will not apply to projects at John Brown, but this policy will apply for all projects at Lakeland HS and Lakeland MS

6) **PERMITS:** Subcontractors are responsible for obtaining any permits necessary for their scope of work including but not limited to HVAC, plumbing, electrical & fire alarm, fire protection, tap/meter permits and fees, etc.

7) **PREVAILING WAGE:** This project is **not** subject to prevailing wage.

8) **IDAHO PUBLIC WORKS:** This project **is** subject to Idaho Public Works.

9) **BID FORM:** All bidders are required to submit their proposals using the provided Bid Form. Any bid not submitted on the required Bid Form will be deemed non-responsive and rejected.

10) The owner reserves the right to reject any or all proposals, waive any nonmaterial irregularities in the bids received, and to accept the proposal deemed most advantageous to the best interest of the owner.

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Division 26 – Electrical

SECTION 1 – GENERAL REQUIREMENTS

1.1 BID PACKAGE SECTIONS INCLUDE:

- A. Subcontractor shall provide all labor, supervision, administration, equipment, tools, transportation, materials, profit overhead, bonding, taxes, and insurance as necessary to complete the scope of work as defined in the following bid package and in accordance with the Contract Documents whether specific or implied. Subcontractors shall provide qualified supervision that will be on site at all times when subcontractor employees are working on the jobsite and have authority to act on subcontractor's behalf.

- B. Bids shall be accepted for complete bid packages only. The bid packages and described work scopes are to be taken as a whole with no exceptions.

SECTION 2 – BID PACKAGE AND TRADE BREAKDOWN

Lump sum pricing for this bid package and specification section(s) shall be in strict accordance with the complete set of plans/drawings and applicable technical specifications identified herein. Each bidder shall review the scope of work to familiarize themselves with the project site, contents of the bid package and scope of work included in the bid package documents that pertains to their respective specification sections. Any failure of the bidder to familiarize themselves with the project site, bid item or bid package documents will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

The following bid package description has been written to include the complete bid package scope.

2.1 Division 26 - Electrical

Clarifications:

1. All specified submittals, shop drawings, and samples will be required to be submitted no later than two weeks after a Notice to Proceed. If the subcontractor or supplier cannot meet this timeline, the subcontractor or supplier is responsible to notify Ginno and propose an alternative scheduled delivery date that is as close to the required delivery date as possible.
2. No extra work shall be performed by the subcontractor without prior written authorization by Ginno.
3. Take necessary precautions to protect existing adjacent buildings, landscape areas, and parking areas.
4. Idaho State Sales Tax is to be included for all material provided in the execution of the work.

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Inclusions:

General

1. All HVAC and electrical systems will be fully decommissioned, disconnected, and made safe by the respective Mechanical and Electrical trades prior to the start of demolition activities. The Demolition Subcontractor is responsible only for the physical demolition and removal of the decommissioned systems.
2. All dumpsters for debris removal will be provided by the General Contractor.
3. All work shall be performed in accordance with the project master schedule. All expediting and or overtime costs required to meet the project master schedule are to be included in this bid.
4. The subcontractor's key personnel assigned to the project shall attend all required preconstruction conferences with owner and Ginno.
5. Provide the necessary number of mobilizations to complete subcontractor's scope of work per the project schedule.
6. Furnish and operate all equipment necessary for execution of the work.
7. Ginno Construction will not have a forklift on site for subcontractor use. If subcontractor requires a forklift or any other equipment for loading, unloading, or moving materials, subcontractor shall include it in subcontractor's bid.
8. Specifications to include but not limited to:
 - a. *Division 26 ELECTRICAL- Complete and in its entirety*

Exclusions:

1. All Electrical scope at John Brown ES and Lakeland HS
2. Demo and removal of decommissioned electrical systems
3. All materials and supplies included in the Early Procurement Package shall be furnished by Ginno Construction. These items are not included in the electrical subcontractor's scope of procurement. Ginno Construction will procure these items and furnish them to the electrical subcontractor for installation.
4. Security cameras (CCTV) & cabling
5. Intrusion alarm systems
6. Clock/bell systems
7. Intercom/PA systems
8. Classroom AV, projectors, smartboards, sound systems
9. Cutting, trenching, or saw cutting
10. Patching, drywall, painting, ceiling tile replacement
11. Replacement of existing wiring not shown to be replaced
12. Code upgrades triggered by uncovered conditions
13. Asbestos/lead abatement or work in hazardous material areas
14. Payment and Performance bond
15. Bid bond

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Bid Form

Bid Package 11 (BP-11): Lakeland High School Electrical

Submitted By (Company Name): _____

The submitting contractor acknowledges that they have familiarized themselves the proposed site of the work, conditions under which work is to be performed and all documents included within the bidding Contract Documents. The contractor agrees to commence work upon a written 'Notice to Proceed' and be Substantially Complete with proposed scope of work within times stipulated.

AWARD METHOD: Public Works construction contracts for the State of Idaho are awarded to the "lowest responsible and responsive bidder." The low bidder, for purposes of award, shall be the responsible and responsive bidder offering the low aggregate amount for the base bid items, plus any additive or deductive bid alternates selected by the Owner, and within funds available as determined by the Owner.

BP-11 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:

SECTIONS

Division 01 General Requirements
Division 26

Acknowledgement of Addendum No. ('s): _____

Base Bid Proposal:

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-11 described in the Contract documents for a total lump sum price of:

_____ Dollars (\$ _____)



Bid Form

Company: _____

Business Address: _____

Idaho Contractor's Registration No.: _____ Expiration Date: _____

Idaho Public Works License No.: _____ Expiration Date: _____

Signature: _____ Date: _____

Printed Name | Title: _____

Contact Number: _____ Email: _____

Bid Package 11- Lakeland HS Electrical

Please read Bidder Instructions carefully

Date:	March 11, 2026
Project:	Lakeland High School Electrical
Project Location:	Rathdrum, Idaho
Architect/Engineer:	Architects West
General Contractor:	Ginno Construction of Idaho, Inc.
Pre-Bid Date and Time:	See Matrix
Bid Due Date and Time:	April 1, 2026 2:00 PM
Prevailing Wage:	No
Public Works:	Yes
Anticipated Start Date:	June 8, 2026
Projected Substantial Completion:	August 21, 2026
Document Access:	Documents can be viewed and downloaded at the following plan centers: <ul style="list-style-type: none">• Ginno Construction Plan Room at www.ginnoplanroom.com.• Abadan• Spokane Regional Plan Center
Bid Documents:	Invitation to Bid dated 03/11/2026 Architects West Drawings dated March 6, 2026 Architects West Specifications dated March 6, 2026 Project Schedule date March 10, 2026 Sample Subcontract Agreement Sample Certificate of Insurance Early Procurement Package
Matterport Links:	https://youriguide.com/LakelandHighSchoolRoof John Brown Elementary Lakeland High School Lakeland Middle School

We are committed to building QUALITY projects that provide our CLIENTS with the Best possible solution for their Construction needs.

Addendum: All Addenda will be issued directly by Ginno Construction.

These Instructions to bidders are provided to enable all prospective bidders to properly prepare and submit their responses to Ginno Construction. Each bidder is required to carefully review these instructions, along with all referenced documents, prior to submitting a bid.

- 1) **Description:** The project consists of electrical upgrades at Lakeland High School. All work must take place over the summer of 2026 and must be completed prior to the date stated on the first page of this document.
- 2) **Questions:** Questions regarding the bid shall be directed, in writing via email, to Ginno Construction Company (Attention: Chris English). Bidders are NOT to contact the Owner or the Architect directly with questions regarding the bid.

Chris English, Project Manager
Ginno Construction Company
Telephone: 208-916-5177
cenglish@ginnoconstruction.com

- 3) **SCHEDULE AND PHASING:** The project will be completed in one phase; however, multiple mobilizations may be required to complete the work. Certain scopes may require after-hour work. **Subcontractors shall include all necessary labor, materials, equipment, overtime, shift work, manpower, and scheduling measures required to meet the schedule that is provided.** No additional compensation will be granted for schedule acceleration, overtime, or other measures needed to achieve timely completion unless directed in writing by the General Contractor.

Subcontractors must coordinate closely with the General Contractor and other trades to ensure work progresses without delay. Any impacts to the schedule must be reported immediately. Failure to complete the work by the required date may result in liquidated damages, back-charges, or other contractual remedies, as outlined in the subcontract agreement.

- 4) **LOGISTICS:** All work must be performed within the constraints of the project site while keeping the site accessible for operations. Take necessary precautions to protect adjacent buildings, landscape areas, and parking areas.

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5) **POLICIES:**

The bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to:

- a) Conditions bearing upon transportation, disposal, handling, and storage of materials.
- b) The availability of labor, water, electric power, and roads.
- c) The conformation and conditions of the ground.
- d) The character of equipment and facilities needed preliminary to and during the work.
- e) The bidder also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings, specifications, geotechnical reports, and surveys made a part of the Contract Documents. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating and bidding properly the difficulty and cost of successfully performing the work.
- f) The project site is a **tobacco, vape-, alcohol, and weapon-free** campus. No exceptions.
- g) If hazardous materials are suspected or discovered, **stop work and notify** the GC immediately. Do not disturb suspect materials without written direction.
- h) All personnel that will be working in a building that is occupied will need to pass a comprehensive background check, at the district's expense. John Brown ES will not be considered an occupied school so this policy will not apply to projects at John Brown, but this policy will apply for all projects at Lakeland HS and Lakeland MS

- 6) **PERMITS:** Subcontractors are responsible for obtaining any permits necessary for their scope of work including but not limited to HVAC, plumbing, electrical & fire alarm, fire protection, tap/meter permits and fees, etc.

- 7) **PREVAILING WAGE:** This project is **not** subject to prevailing wage.

- 8) **IDAHO PUBLIC WORKS:** This project **is** subject to Idaho Public Works.

- 9) **BID FORM:** All bidders are required to submit their proposals using the provided Bid Form. Any bid not submitted on the required Bid Form will be deemed non-responsive and rejected

- 10) The owner reserves the right to reject any or all proposals, waive any nonmaterial irregularities in the bids received, and to accept the proposal deemed most advantageous to the best interest of the owner.

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Division 26 – Electrical

SECTION 1 – GENERAL REQUIREMENTS

1.1 BID PACKAGE SECTIONS INCLUDE:

- A. Subcontractor shall provide all labor, supervision, administration, equipment, tools, transportation, materials, profit overhead, bonding, taxes, and insurance as necessary to complete the scope of work as defined in the following bid package and in accordance with the Contract Documents whether specific or implied. Subcontractors shall provide qualified supervision that will be on site at all times when subcontractor employees are working on the jobsite and have authority to act on subcontractor's behalf.
- B. Bids shall be accepted for complete bid packages only. The bid packages and described work scopes are to be taken as a whole with no exceptions.

SECTION 2 – BID PACKAGE AND TRADE BREAKDOWN

Lump sum pricing for this bid package and specification section(s) shall be in strict accordance with the complete set of plans/drawings and applicable technical specifications identified herein. Each bidder shall review the scope of work to familiarize themselves with the project site, contents of the bid package and scope of work included in the bid package documents that pertains to their respective specification sections. Any failure of the bidder to familiarize themselves with the project site, bid item or bid package documents will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

The following bid package description has been written to include the complete bid package scope.

2.1 Division 26 - Electrical

Clarifications:

1. All specified submittals, shop drawings, and samples will be required to be submitted no later than two weeks after a Notice to Proceed. If the subcontractor or supplier cannot meet this timeline, the subcontractor or supplier is responsible to notify Ginno and propose an alternative scheduled delivery date that is as close to the required delivery date as possible.
2. No extra work shall be performed by the subcontractor without prior written authorization by Ginno.
3. Take necessary precautions to protect existing adjacent buildings, landscape areas, and parking areas.
4. Idaho State Sales Tax is to be included for all material provided in the execution of the work.

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Inclusions:

General

1. All HVAC and electrical systems will be fully decommissioned, disconnected, and made safe by the respective Mechanical and Electrical trades prior to the start of demolition activities. The Demolition Subcontractor is responsible only for the physical demolition and removal of the decommissioned systems.
2. All dumpsters for debris removal will be provided by the General Contractor.
3. All work shall be performed in accordance with the project master schedule. All expediting and or overtime costs required to meet the project master schedule are to be included in this bid.
4. The subcontractor's key personnel assigned to the project shall attend all required preconstruction conferences with owner and Ginno.
5. Provide the necessary number of mobilizations to complete subcontractor's scope of work per the project schedule.
6. Furnish and operate all equipment necessary for execution of the work.
7. Ginno Construction will not have a forklift on site for subcontractor use. If subcontractor requires a forklift or any other equipment for loading, unloading, or moving materials, subcontractor shall include it in subcontractor's bid.
8. Specifications to include but not limited to:
 - a. *Division 26 ELECTRICAL- Complete and in its entirety*

Exclusions:

1. All Electrical scope at John Brown ES and Lakeland MS
2. Demo and removal of decommissioned electrical systems
3. All materials and supplies included in the Early Procurement Package (*included in Bid Documents*) shall be furnished by Ginno Construction. These items are not included in the electrical subcontractor's scope of procurement. Ginno Construction will provide these items and furnish them to the electrical subcontractor for installation
4. Security cameras (CCTV) & cabling
5. Access control, door hardware integration, and card readers
6. Intrusion alarm systems
7. Clock/bell systems
8. Intercom/PA systems
9. Classroom AV, projectors, smartboards, sound systems
10. Cutting, trenching, or saw cutting
11. Patching, drywall, painting, ceiling tile replacement
12. Replacement of existing wiring not shown to be replaced
13. Code upgrades triggered by uncovered conditions
14. Asbestos/lead abatement or work in hazardous material areas
15. Payment and Performance bond
16. Bid bond

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Bid Form

Bid Package 12 (BP-12): John Brown ES Siding Replacement

Submitted By (Company Name): _____

The submitting contractor acknowledges that they have familiarized themselves the proposed site of the work, conditions under which work is to be performed and all documents included within the bidding Contract Documents. The contractor agrees to commence work upon a written 'Notice to Proceed' and be Substantially Complete with proposed scope of work within times stipulated.

BP-12 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:

SECTIONS

- Division 01 General Requirements
- Division 074646 Pre-finished Composition Siding
- Division 072700 Air barrier

Acknowledgement of Addendum No. ('s): _____

Base Bid Proposal:

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-12 described in the Contract documents for a total lump sum price of:

_____ Dollars (\$ _____)



Bid Form

Company: _____

Business Address: _____

Idaho Contractor's Registration No.: _____ Expiration Date: _____

Idaho Public Works License No.: _____ Expiration Date: _____

Signature: _____ Date: _____

Printed Name | Title: _____

Contact Number: _____ Email: _____

Bid Package 12- John Brown ES Siding Replacement

Please read Bidder Instructions carefully

Date:	March 11, 2026
Project:	John Brown ES
Project Location:	Rathdrum, Idaho
Architect/Engineer:	Architects West
General Contractor:	Ginno Construction of Idaho, Inc.
Pre-Bid Date and Time:	See Matrix
Bid Due Date and Time:	April 1, 2026 2:00 PM
Prevailing Wage:	No
Public Works:	Yes
Anticipated Start Date:	June 8, 2026
Projected Substantial Completion:	August 21, 2026
Document Access:	Documents can be viewed and downloaded at the following plan centers: <ul style="list-style-type: none">• Ginno Construction Plan Room at www.ginnoplanroom.com.• Abadan• Spokane Regional Plan Center
Bid Documents:	Invitation to Bid dated 03/11/2026 Architects West Drawings dated March 6, 2026 Architects West Specifications dated March 6, 2026 Project Schedule date March 10, 2026 Sample Subcontract Agreement Sample Certificate of Insurance
Matterport Links:	https://youriguide.com/LakelandHighSchoolRoof John Brown Elementary Lakeland High School Lakeland Middle School

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Addendum: All Addenda will be issued directly by Ginno Construction.

These Instructions to bidders are provided to enable all prospective bidders to properly prepare and submit their responses to Ginno Construction. Each bidder is required to carefully review these instructions, along with all referenced documents, prior to submitting a bid.

- 1) **Description:** The project consists of upgrades to various systems and finishes at John Brown Elementary. All work must take place over the summer of 2026 and must be completed prior to the date stated on the first page of this document.
- 2) **Questions:** Questions regarding the bid shall be directed, in writing via email, to Ginno Construction Company (Attention: Chris English). Bidders are NOT to contact the Owner or the Architect directly with questions regarding the bid.

Chris English, Project Manager
Ginno Construction Company
Telephone: 208-916-5177
cenglish@ginnoconstruction.com

- 3) **SCHEDULE AND PHASING:** The project will be completed in one phase; however, multiple mobilizations may be required to complete the work. Certain scopes may require after-hour work. **Subcontractors shall include all necessary labor, materials, equipment, overtime, shift work, manpower, and scheduling measures required to meet the schedule that is provided.** No additional compensation will be granted for schedule acceleration, overtime, or other measures needed to achieve timely completion unless directed in writing by the General Contractor.

Subcontractors must coordinate closely with the General Contractor and other trades to ensure work progresses without delay. Any impacts to the schedule must be reported immediately. Failure to complete the work by the required date may result in liquidated damages, back-charges, or other contractual remedies, as outlined in the subcontract agreement.

- 4) **LOGISTICS:** All work must be performed within the constraints of the project site while keeping the site accessible for operations. Take necessary precautions to protect adjacent buildings, landscape areas, and parking areas.

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5) **POLICIES:**

The bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to:

- a) Conditions bearing upon transportation, disposal, handling, and storage of materials.
- b) The availability of labor, water, electric power, and roads.
- c) The conformation and conditions of the ground.
- d) The character of equipment and facilities needed preliminary to and during the work.
- e) The bidder also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings, specifications, geotechnical reports, and surveys made a part of the Contract Documents. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating and bidding properly the difficulty and cost of successfully performing the work.
- f) The project site is a **tobacco, vape-, alcohol, and weapon-free** campus. No exceptions.
- g) If hazardous materials are suspected or discovered, **stop work and notify** the GC immediately. Do not disturb suspect materials without written direction.

6) **PERMITS:** Subcontractors are responsible for obtaining any permits necessary for their scope of work including but not limited to HVAC, plumbing, electrical & fire alarm, fire protection, tap/meter permits and fees, etc.

7) **PREVAILING WAGE:** This project is **not** subject to prevailing wage.

8) **IDAHO PUBLIC WORKS:** This project **is** subject to Idaho Public Works.

9) **BID FORM:** All bidders are required to submit their proposals using the provided Bid Form. Any bid not submitted on the required Bid Form will be deemed non-responsive and rejected

10) The owner reserves the right to reject any or all proposals, waive any nonmaterial irregularities in the bids received, and to accept the proposal deemed most advantageous to the best interest of the owner.

Division 06 - Siding

SECTION 1 – GENERAL REQUIREMENTS

1.1 BID PACKAGE SECTIONS INCLUDE:

- A. Subcontractor shall provide all labor, supervision, administration, equipment, tools, transportation, materials, profit overhead, bonding, taxes, and insurance as necessary to complete the scope of work as defined in the following bid package and in accordance with the Contract Documents whether specific or implied. Subcontractors shall provide qualified supervision that will be on site at all times when subcontractor employees are working on the jobsite and have authority to act on subcontractor's behalf.
- B. Bids shall be accepted for complete bid packages only. The bid packages and described work scopes are to be taken as a whole with no exceptions.

SECTION 2 – BID PACKAGE AND TRADE BREAKDOWN

Lump sum pricing for this bid package and specification section(s) shall be in strict accordance with the complete set of plans/drawings and applicable technical specifications identified herein. Each bidder shall review the scope of work to familiarize themselves with the project site, contents of the bid package and scope of work included in the bid package documents that pertains to their respective specification sections. Any failure of the bidder to familiarize themselves with the project site, bid item or bid package documents will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

The following bid package description has been written to include the complete bid package scope.

2.1 Division 06 -Siding

Clarifications:

1. All specified submittals, shop drawings, and samples will be required to be submitted no later than two weeks after a Notice to Proceed. If the subcontractor or supplier cannot meet this timeline, the subcontractor or supplier is responsible to notify Ginno and propose an alternative scheduled delivery date that is as close to the required delivery date as possible.
2. No extra work shall be performed by the subcontractor without prior written authorization by Ginno.
3. Take necessary precautions to protect existing adjacent buildings, landscape areas, and parking areas.
4. Idaho State Sales Tax is to be included for all material provided in the execution of the work.

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Inclusions:

General

1. The Siding Subcontractor shall provide all labor, materials, tools, and equipment necessary to install new siding systems as shown in the project drawings and specifications.
2. The Siding Subcontractor will not be responsible for the removal, demolition, disposal, or handling of any existing siding. All existing siding removal shall be performed by others prior to the start of siding installation activities.
3. The Siding Subcontractor shall provide installation of building wrap or weather barrier.
4. All dumpsters for debris removal will be provided by the General Contractor.
5. All work shall be performed in accordance with the project master schedule. All expediting and or overtime costs required to meet the project master schedule are to be included in this bid.
6. The subcontractor's key personnel assigned to the project shall attend all required preconstruction conferences with owner and Ginno.
7. Provide the necessary number of mobilizations to complete subcontractor's scope of work per the project schedule.
8. Furnish and operate all equipment necessary for execution of the work.
9. Ginno Construction will not have a forklift on site for subcontractor use. If subcontractor requires a forklift or any other equipment for loading, unloading, or moving materials, subcontractor shall include it in subcontractor's bid.
10. Specifications to include but not limited to:
 - a. *Division 074646 Pre-finished Composition Siding*
 - b. *Division 072700 Air barrier*

Exclusions:

1. Removal, demolition, or disposal of existing siding
2. Removal of existing trim, sheathing, weather barrier, or building envelope components
3. Structural repairs to framing, sheathing, or substrate
4. Replacement of damaged sheathing unless specifically included
5. Furring, leveling, or additional substrate modifications
6. Moisture/mold remediation beneath removed siding
7. Window or door removal/reinstallation
8. Lead paint removal or stabilization
9. Asbestos testing or abatement
10. Payment and Performance bond
11. Bid bond

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Bid Form

Bid Package 13 (BP-13): Doors, Frames, and Hardware Supply- All Schools

Submitted By (Company Name): _____

The submitting contractor acknowledges that they have familiarized themselves the proposed site of the work, conditions under which work is to be performed and all documents included within the bidding Contract Documents. The contractor agrees to commence work upon a written 'Notice to Proceed' and be Substantially Complete with proposed scope of work within times stipulated.

AWARD METHOD: Public Works construction contracts for the State of Idaho are awarded to the "lowest responsible and responsive bidder." The low bidder, for purposes of award, shall be the responsible and responsive bidder offering the low aggregate amount for the base bid items, plus any additive or deductive bid alternates selected by the Owner, and within funds available as determined by the Owner.

BP-13 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:

SECTIONS

- Division 01 General Requirements
- Division 081113 Hollow Metal Doors and Frames
- Division 081416 Flush Wood Doors
- Division 087100 Door Hardware

Acknowledgement of Addendum No. (s): _____

Base Bid Proposal - John Brown Elementary School:

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-13 described in the Contract documents for a total lump sum price of:

_____ Dollars (\$ _____)

Base Bid Proposal - Lakeland High School:

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-13 described in the Contract documents for a total lump sum price of:

_____ Dollars (\$ _____)



Bid Form

Base Bid Proposal - Lakeland Middle School:

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-13 described in the Contract documents for a total lump sum price of:

_____ Dollars (\$_____)

Company: _____

Business Address: _____

Idaho Contractor's Registration No.: _____ Expiration Date: _____

Idaho Public Works License No.: _____ Expiration Date: _____

Signature: _____ Date: _____

Printed Name | Title: _____

Contact Number: _____ Email: _____

Bid Package 13- Doors, Frames, and Hardware Supply- John Brown ES, Lakeland HS, Lakeland MS

Please read Bidder Instructions carefully

Date: March 11, 2026

Project: **John Brown ES, Lakeland MS, Lakeland HS**

Project Location: Rathdrum, Idaho

Architect/Engineer: Architects West

General Contractor: Ginno Construction of Idaho, Inc.

Pre-Bid Date and Time: **See Matrix**

Bid Due Date and Time: April 1, 2026 3:00 PM

Prevailing Wage: No

Public Works: Yes

Anticipated Start Date: June 8, 2026

Projected Substantial Completion: August 21, 2026

Document Access: Documents can be viewed and downloaded at the following plan centers:

- Ginno Construction Plan Room at www.ginnoplanroom.com.
- Abadan
- Spokane Regional Plan Center

Bid Documents: Invitation to Bid dated 03/11/2026
Architects West Drawings dated March 6, 2026
Architects West Specifications dated March 6, 2026
Project Schedule date March 10, 2026
Sample Subcontract Agreement
Sample Certificate of Insurance

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Matterport Links:

<https://youriguide.com/LakelandHighSchoolRoof>
[John Brown Elementary](#)
[Lakeland High School](#)
[Lakeland Middle School](#)

Addendum: All Addenda will be issued directly by Ginno Construction.

These Instructions to bidders are provided to enable all prospective bidders to properly prepare and submit their responses to Ginno Construction. Each bidder is required to carefully review these instructions, along with all referenced documents, prior to submitting a bid.

- 1) **Description:** The project consists of upgrades to various systems and finishes at John Brown Elementary, Lakeland MS, and Lakeland HS All work must take place over the summer of 2026 and must be completed prior to the date stated on the first page of this document.
- 2) **Questions:** Questions regarding the bid shall be directed, in writing via email, to Ginno Construction Company (Attention: Chris English). Bidders are NOT to contact the Owner or the Architect directly with questions regarding the bid.

Chris English, Project Manager
Ginno Construction Company
Telephone: 208-916-5177
cenglish@ginnoconstruction.com

- 3) **SCHEDULE AND PHASING:** The project will be completed in one phase; however, multiple mobilizations may be required to complete the work. Certain scopes may require after-hour work. **Subcontractors shall include all necessary labor, materials, equipment, overtime, shift work, manpower, and scheduling measures required to meet the schedule that is provided.** No additional compensation will be granted for schedule acceleration, overtime, or other measures needed to achieve timely completion unless directed in writing by the General Contractor.

Subcontractors must coordinate closely with the General Contractor and other trades to ensure work progresses without delay. Any impacts to the schedule must be reported immediately. Failure to complete the work by the required date may result in liquidated damages, back-charges, or other contractual remedies, as outlined in the subcontract agreement.

- 4) **LOGISTICS:** All work must be performed within the constraints of the project site while keeping the site accessible for operations. Take necessary precautions to protect adjacent buildings, landscape areas, and parking areas.

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with the Best possible solution for their Construction needs.*

5) **POLICIES:**

The bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to:

- a) Conditions bearing upon transportation, disposal, handling, and storage of materials.
- b) The availability of labor, water, electric power, and roads.
- c) The conformation and conditions of the ground.
- d) The character of equipment and facilities needed preliminary to and during the work.
- e) The bidder also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings, specifications, geotechnical reports, and surveys made a part of the Contract Documents. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating and bidding properly the difficulty and cost of successfully performing the work.
- f) The project site is a **tobacco, vape-, alcohol, and weapon-free** campus. No exceptions.
- g) If hazardous materials are suspected or discovered, **stop work and notify** the GC immediately. Do not disturb suspect materials without written direction.

- 6) **PERMITS:** Subcontractors are responsible for obtaining any permits necessary for their scope of work including but not limited to HVAC, plumbing, electrical & fire alarm, fire protection, tap/meter permits and fees, etc.

- 7) **PREVAILING WAGE:** This project is **not** subject to prevailing wage.

- 8) **IDAHO PUBLIC WORKS:** This project **is** subject to Idaho Public Works.

- 9) **BID FORM:** All bidders are required to submit their proposals using the provided Bid Form. Any bid not submitted on the required Bid Form will be deemed non-responsive and rejected

Division 08 - Openings

SECTION 1 – GENERAL REQUIREMENTS

1.1 BID PACKAGE SECTIONS INCLUDE:

- A. Subcontractor shall provide all labor, supervision, administration, equipment, tools, transportation, materials, profit overhead, bonding, taxes, and insurance as necessary to complete the scope of work as defined in the following bid package and in accordance with the

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Contract Documents whether specific or implied. Subcontractors shall provide qualified supervision that will be on site at all times when subcontractor employees are working on the jobsite and have authority to act on subcontractor's behalf.

- B. Bids shall be accepted for complete bid packages only. The bid packages and described work scopes are to be taken as a whole with no exceptions.

SECTION 2 – BID PACKAGE AND TRADE BREAKDOWN

Lump sum pricing for this bid package and specification section(s) shall be in strict accordance with the complete set of plans/drawings and applicable technical specifications identified herein. Each bidder shall review the scope of work to familiarize themselves with the project site, contents of the bid package and scope of work included in the bid package documents that pertains to their respective specification sections. Any failure of the bidder to familiarize themselves with the project site, bid item or bid package documents will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

The following bid package description has been written to include the complete bid package scope.

2.1 Division 08 -Openings

Clarifications:

1. All specified submittals, shop drawings, and samples will be required to be submitted no later than two weeks after a Notice to Proceed. If the subcontractor or supplier cannot meet this timeline, the subcontractor or supplier is responsible to notify Ginno and propose an alternative scheduled delivery date that is as close to the required delivery date as possible.
2. No extra work shall be performed by the subcontractor without prior written authorization by Ginno.
3. Idaho State Sales Tax is to be included for all material provided in the execution of the work.

Inclusions:

A complete supply of door types identified in the door schedule.

1. Specifications to include but not limited to:
 - a. *Division 081113 Hollow Metal Doors and Frames*
 - b. *Division 081416 Flush Wood Doors*
 - c. *Division 087100 Door Hardware*

Exclusions:

1. Removal, demolition, or disposal of existing doors
2. Install
3. Bid Bond
4. Payment and Performance Bond

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Bid Form

Bid Package 14 (BP-14): Storefront and Glazing- John Brown ES and Lakeland HS

Submitted By (Company Name): _____

The submitting contractor acknowledges that they have familiarized themselves the proposed site of the work, conditions under which work is to be performed and all documents included within the bidding Contract Documents. The contractor agrees to commence work upon a written 'Notice to Proceed' and be Substantially Complete with proposed scope of work within times stipulated.

AWARD METHOD: Public Works construction contracts for the State of Idaho are awarded to the "lowest responsible and responsive bidder." The low bidder, for purposes of award, shall be the responsible and responsive bidder offering the low aggregate amount for the base bid items, plus any additive or deductive bid alternates selected by the Owner, and within funds available as determined by the Owner.

BP-14 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:

SECTIONS

- Division 01 General Requirements
- Division 085113 Aluminum Windows
- Division 088000 Glazing

Acknowledgement of Addendum No. ('s): _____

Base Bid Proposal: John Brown Elementary

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-14 described in the Contract documents for a total lump sum price of:

_____ Dollars (\$_____)



Bid Form

Base Bid Proposal: Lakeland High School

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-14 described in the Contract documents for a total lump sum price of:

_____ Dollars (\$_____)

Company: _____

Business Address: _____

Idaho Contractor's Registration No.: _____ Expiration Date: _____

Idaho Public Works License No.: _____ Expiration Date: _____

Signature: _____ Date: _____

Printed Name | Title: _____

Contact Number: _____ Email: _____

Bid Package 14- Storefront and Glazing- John Brown ES and Lakeland HS

Please read Bidder Instructions carefully

Date:	March 11, 2026
Project:	John Brown ES and Lakeland HS
Project Location:	Rathdrum, Idaho
Architect/Engineer:	Architects West
General Contractor:	Ginno Construction, Inc.
Pre-Bid Date and Time:	See Matrix
Bid Due Date and Time:	April 1, 2026 2:00 PM
Prevailing Wage:	No
Public Works:	Yes
Anticipated Start Date:	June 8, 2026
Projected Substantial Completion:	August 21, 2026
Document Access:	Documents can be viewed and downloaded at the following plan centers: <ul style="list-style-type: none">• Ginno Construction Plan Room at www.ginnoplanroom.com.• Abadan• Spokane Regional Plan Center
Bid Documents:	Invitation to Bid dated 03/11/2026 Architects West Drawings dated March 6, 2026 Architects West Specifications dated March 6, 2026 Project Schedule date March 10, 2026 Sample Subcontract Agreement Sample Certificate of Insurance

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Matterport Links:

<https://youriguide.com/LakelandHighSchoolRoof>
[John Brown Elementary](#)
[Lakeland High School](#)
[Lakeland Middle School](#)

Addendum: All Addenda will be issued directly by Ginno Construction.

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- 1) **Description:** The project consists of upgrades to various systems and finishes at John Brown Elementary, Lakeland MS, and Lakeland HS. All work must take place over the summer of 2026 and must be completed prior to the date stated on the first page of this document.
- 2) **Questions:** Questions regarding the bid shall be directed, in writing via email, to Ginno Construction Company (Attention: Chris English). Bidders are NOT to contact the Owner or the Architect directly with questions regarding the bid.

Chris English, Project Manager
Ginno Construction Company
Telephone: 208-916-5177
cenglish@ginnoconstruction.com

- 3) **SCHEDULE AND PHASING:** The project will be completed in one phase; however, multiple mobilizations may be required to complete the work. Certain scopes may require after-hour work. **Subcontractors shall include all necessary labor, materials, equipment, overtime, shift work, manpower, and scheduling measures required to meet the schedule that is provided.** No additional compensation will be granted for schedule acceleration, overtime, or other measures needed to achieve timely completion unless directed in writing by the General Contractor.

Subcontractors must coordinate closely with the General Contractor and other trades to ensure work progresses without delay. Any impacts to the schedule must be reported immediately. Failure to complete the work by the required date may result in liquidated damages, back-charges, or other contractual remedies, as outlined in the subcontract agreement.

- 4) **LOGISTICS:** All work must be performed within the constraints of the project site while keeping the site accessible for operations. Take necessary precautions to protect adjacent buildings, landscape areas, and parking areas.

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5) **POLICIES:**

The bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to:

- a) Conditions bearing upon transportation, disposal, handling, and storage of materials.
- b) The availability of labor, water, electric power, and roads.
- c) The conformation and conditions of the ground.
- d) The character of equipment and facilities needed preliminary to and during the work.
- e) The bidder also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings, specifications, geotechnical reports, and surveys made a part of the Contract Documents. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating and bidding properly the difficulty and cost of successfully performing the work.
- f) The project site is a **tobacco, vape-, alcohol, and weapon-free** campus. No exceptions.
- g) If hazardous materials are suspected or discovered, **stop work and notify** the GC immediately. Do not disturb suspect materials without written direction.
- h) All personnel that will be working in a building that is occupied will need to pass a comprehensive background check, at the district's expense. John Brown ES will not be considered an occupied school so this policy will not apply to projects at John Brown, but this policy will apply for all projects at Lakeland HS and Lakeland MS

- 6) **PERMITS:** Subcontractors are responsible for obtaining any permits necessary for their scope of work including but not limited to HVAC, plumbing, electrical & fire alarm, fire protection, tap/meter permits and fees, etc.

- 7) **PREVAILING WAGE:** This project is **not** subject to prevailing wage.

- 8) **IDAHO PUBLIC WORKS:** This project **is** subject to Idaho Public Works.

- 9) **BID FORM:** All bidders are required to submit their proposals using the provided Bid Form. Any bid not submitted on the required Bid Form will be deemed non-responsive and rejected

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Division 08 - Openings

SECTION 1 – GENERAL REQUIREMENTS

1.1 BID PACKAGE SECTIONS INCLUDE:

- A. Subcontractor shall provide all labor, supervision, administration, equipment, tools, transportation, materials, profit overhead, bonding, taxes, and insurance as necessary to complete the scope of work as defined in the following bid package and in accordance with the Contract Documents whether specific or implied. Subcontractors shall provide qualified supervision that will be on site at all times when subcontractor employees are working on the jobsite and have authority to act on subcontractor's behalf.
- B. Bids shall be accepted for complete bid packages only. The bid packages and described work scopes are to be taken as a whole with no exceptions.

SECTION 2 – BID PACKAGE AND TRADE BREAKDOWN

Lump sum pricing for this bid package and specification section(s) shall be in strict accordance with the complete set of plans/drawings and applicable technical specifications identified herein. Each bidder shall review the scope of work to familiarize themselves with the project site, contents of the bid package and scope of work included in the bid package documents that pertains to their respective specification sections. Any failure of the bidder to familiarize themselves with the project site, bid item or bid package documents will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

The following bid package description has been written to include the complete bid package scope.

2.1 Division 08 -Openings

Clarifications:

1. All specified submittals, shop drawings, and samples will be required to be submitted no later than two weeks after a Notice to Proceed. If the subcontractor or supplier cannot meet this timeline, the subcontractor or supplier is responsible to notify Ginno and propose an alternative scheduled delivery date that is as close to the required delivery date as possible.
2. No extra work shall be performed by the subcontractor without prior written authorization by Ginno.
3. Take necessary precautions to protect existing adjacent buildings, landscape areas, and parking areas.
4. Idaho State Sales Tax is to be included for all material provided in the execution of the work.

Inclusions:

1. Furnish and install aluminum storefront systems.
2. All dumpsters for debris removal will be provided by the General Contractor.

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3. Furnish and install interior/exterior glazing systems.
4. Field verification of existing conditions and dimensions.
5. Coordination with GC, framing, drywall, and other adjacent trades.
6. Specifications to include but not limited to:
 - a. *Division 085113 Aluminum Windows*
 - b. *Division 088000 Glazing*

Exclusions:

1. Removal, demolition, or disposal of existing glazing and storefronts
2. Structural steel or tube steel supports.
3. Rough framing, drywall, insulation outside frames.
4. Painting.
5. Power or low-voltage for door operators.
6. Window blinds.
7. Cutting, welding, or modification of existing structural elements.
8. Flashing outside of storefront perimeter
9. Hazardous material abatement
10. Bid Bond
11. Payment and Performance Bond

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Bid Form

Bid Package 15 (BP-15): Flooring and Tile- John Brown ES

Submitted By (Company Name): _____

The submitting contractor acknowledges that they have familiarized themselves the proposed site of the work, conditions under which work is to be performed and all documents included within the bidding Contract Documents. The contractor agrees to commence work upon a written 'Notice to Proceed' and be Substantially Complete with proposed scope of work within times stipulated.

AWARD METHOD: Public Works construction contracts for the State of Idaho are awarded to the "lowest responsible and responsive bidder." The low bidder, for purposes of award, shall be the responsible and responsive bidder offering the low aggregate amount for the base bid items, plus any additive or deductive bid alternates selected by the Owner, and within funds available as determined by the Owner.

BP-15 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:

SECTIONS

- Division 01 General Requirements
- Division 093000 Tiling
- Division 096500 Resilient Flooring
- Division 096813 Tile Carpeting

Acknowledgement of Addendum No. ('s): _____

Base Bid Proposal: John Brown Elementary

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-15 described in the Contract documents for a total lump sum price of:

Dollars (\$_____)



Bid Form

Company: _____

Business Address: _____

Idaho Contractor's Registration No.: _____ Expiration Date: _____

Idaho Public Works License No.: _____ Expiration Date: _____

Signature: _____ Date: _____

Printed Name | Title: _____

Contact Number: _____ Email: _____

Bid Package 15- Flooring and Tile- John Brown ES

Please read Bidder Instructions carefully

Date: March 11, 2026

Project: **John Brown ES**

Project Location: Rathdrum, Idaho

Architect/Engineer: Architects West

General Contractor: Ginno Construction of Idaho, Inc.

Pre-Bid Date and Time: **See Matrix**

Bid Due Date and Time: April 1, 2026 2:00 PM

Prevailing Wage: No

Public Works: Yes

Anticipated Start Date: June 8, 2026

Projected Substantial Completion: August 21, 2026

Document Access: Documents can be viewed and downloaded at the following plan centers:

- Ginno Construction Plan Room at www.ginnoplanroom.com.
- Abadan
- Spokane Regional Plan Center

Bid Documents: Invitation to Bid dated 03/11/2026
Architects West Drawings dated March 6, 2026
Architects West Specifications dated March 6, 2026
Project Schedule date March 10, 2026
Sample Subcontract Agreement
Sample Certificate of Insurance

Matterport Links: <https://youriguide.com/LakelandHighSchoolRoof>
[John Brown Elementary](#)
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[Lakeland Middle School](#)

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- 1) **Description:** The project consists of upgrades to various systems and finishes at John Brown Elementary. All work must take place over the summer of 2026 and must be completed prior to the date stated on the first page of this document.
- 2) **Questions:** Questions regarding the bid shall be directed, in writing via email, to Ginno Construction Company (Attention: Chris English). Bidders are NOT to contact the Owner or the Architect directly with questions regarding the bid.

Chris English, Project Manager
Ginno Construction Company
Telephone: 208-916-5177
cenglish@ginnoconstruction.com

- 3) **SCHEDULE AND PHASING:** The project will be completed in one phase; however, multiple mobilizations may be required to complete the work. Certain scopes may require after-hour work. **Subcontractors shall include all necessary labor, materials, equipment, overtime, shift work, manpower, and scheduling measures required to meet the schedule that is provided.** No additional compensation will be granted for schedule acceleration, overtime, or other measures needed to achieve timely completion unless directed in writing by the General Contractor.

Subcontractors must coordinate closely with the General Contractor and other trades to ensure work progresses without delay. Any impacts to the schedule must be reported immediately. Failure to complete the work by the required date may result in liquidated damages, back-charges, or other contractual remedies, as outlined in the subcontract agreement.

- 4) **LOGISTICS:** All work must be performed within the constraints of the project site while keeping the site accessible for operations. Take necessary precautions to protect adjacent buildings, landscape areas, and parking areas.
- 5) **POLICIES:**

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The bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to:

- a) Conditions bearing upon transportation, disposal, handling, and storage of materials.
 - b) The availability of labor, water, electric power, and roads.
 - c) The conformation and conditions of the ground.
 - d) The character of equipment and facilities needed preliminary to and during the work.
 - e) The bidder also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings, specifications, geotechnical reports, and surveys made a part of the Contract Documents. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating and bidding properly the difficulty and cost of successfully performing the work.
 - f) The project site is a **tobacco, vape-, alcohol, and weapon-free** campus. No exceptions.
 - g) If hazardous materials are suspected or discovered, **stop work and notify** the GC immediately. Do not disturb suspect materials without written direction.
 - h) All personnel that will be working in a building that is occupied will need to pass a comprehensive background check, at the district's expense. John Brown ES will not be considered an occupied school so this policy will not apply to projects at John Brown, but this policy will apply for all projects at Lakeland HS and Lakeland MS
- 6) **PERMITS:** Subcontractors are responsible for obtaining any permits necessary for their scope of work including but not limited to HVAC, plumbing, electrical & fire alarm, fire protection, tap/meter permits and fees, etc.
- 7) **PREVAILING WAGE:** This project is **not** subject to prevailing wage.
- 8) **IDAHO PUBLIC WORKS:** This project **is** subject to Idaho Public Works.
- 9) **BID FORM:** All bidders are required to submit their proposals using the provided Bid Form. Any bid not submitted on the required Bid Form will be deemed non-responsive and rejected

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Division 09 - Flooring

SECTION 1 – GENERAL REQUIREMENTS

1.1 BID PACKAGE SECTIONS INCLUDE:

- A. Subcontractor shall provide all labor, supervision, administration, equipment, tools, transportation, materials, profit overhead, bonding, taxes, and insurance as necessary to complete the scope of work as defined in the following bid package and in accordance with the Contract Documents whether specific or implied. Subcontractors shall provide qualified supervision that will be on site at all times when subcontractor employees are working on the jobsite and have authority to act on subcontractor's behalf.

- B. Bids shall be accepted for complete bid packages only. The bid packages and described work scopes are to be taken as a whole with no exceptions.

SECTION 2 – BID PACKAGE AND TRADE BREAKDOWN

Lump sum pricing for this bid package and specification section(s) shall be in strict accordance with the complete set of plans/drawings and applicable technical specifications identified herein. Each bidder shall review the scope of work to familiarize themselves with the project site, contents of the bid package and scope of work included in the bid package documents that pertains to their respective specification sections. Any failure of the bidder to familiarize themselves with the project site, bid item or bid package documents will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

The following bid package description has been written to include the complete bid package scope.

2.1 Division 09 -Flooring

Clarifications:

1. All specified submittals, shop drawings, and samples will be required to be submitted no later than two weeks after a Notice to Proceed. If the subcontractor or supplier cannot meet this timeline, the subcontractor or supplier is responsible to notify Ginno and propose an alternative scheduled delivery date that is as close to the required delivery date as possible.
2. No extra work shall be performed by the subcontractor without prior written authorization by Ginno.
3. Take necessary precautions to protect existing adjacent buildings, landscape areas, and parking areas.
4. Idaho State Sales Tax is to be included for all material provided in the execution of the work.

Inclusions:

1. Furnish and install all flooring and tile systems shown or specified (interior and exterior where applicable).

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2. Field verification of existing conditions and dimensions.
3. Coordination with GC and adjacent trades
4. Specifications to include but not limited to:
 - a. *Division 093000 Tiling*
 - b. *Division 096500 Resilient Flooring*
 - c. *Division 096813 Tile Carpeting*

Exclusions:

1. Removal, demolition, or disposal of existing flooring or tile.
2. All dumpsters for debris removal will be provided by the General Contractor.
3. Subfloor replacement (wood, concrete, or structural components).
4. Concrete repair beyond minor patching.
5. Moisture mitigation systems (unless explicitly included).
6. Asbestos or hazardous materials abatement
7. Removal or reinstall of floor outlets, junctions, or electrical devices.
8. Bid Bond
9. Payment and Performance Bond

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Bid Form

Bid Package 16 (BP-16):Framing, Drywall. And Acoustical Ceilings- John Brown ES and Lakeland Middle School

Submitted By (Company Name): _____

The submitting contractor acknowledges that they have familiarized themselves the proposed site of the work, conditions under which work is to be performed and all documents included within the bidding Contract Documents. The contractor agrees to commence work upon a written 'Notice to Proceed' and be Substantially Complete with proposed scope of work within times stipulated.

AWARD METHOD: Public Works construction contracts for the State of Idaho are awarded to the "lowest responsible and responsive bidder." The low bidder, for purposes of award, shall be the responsible and responsive bidder offering the low aggregate amount for the base bid items, plus any additive or deductive bid alternates selected by the Owner, and within funds available as determined by the Owner.

BP-16 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:

SECTIONS

- Division 01 General Requirements
- Division 092116 Gypsum Board Assemblies
- Division 092216 Non-Structural Metal Framing
- Division 095100 Acoustical Ceilings

Acknowledgement of Addendum No. ('s): _____

Base Bid Proposal: John Brown Elementary

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-16 described in the Contract documents for a total lump sum price of:

_____ Dollars (\$_____)



Bid Form

Base Bid Proposal: Lakeland Middle School

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-16 described in the Contract documents for a total lump sum price of:

_____ Dollars (\$_____)

Alternate #2 Proposal: John Brown Elementary- At existing suspended ceilings where ceiling grid is shown to remain, provide new acoustic ceiling tile in existing grid.

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete Alternate #2 as part of BP-16 described in the Contract documents for a total lump sum price of:

_____ Dollars (\$_____)

Alternate #3 Proposal: Lakeland Middle School- At existing suspended ceilings where ceiling is shown to remain, provide new acoustic ceiling tile in existing grid.

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete Alternate #3 as part of BP-16 described in the Contract documents for a total lump sum price of:

_____ Dollars (\$_____)



Bid Form

Company: _____

Business Address: _____

Idaho Contractor's Registration No.: _____ Expiration Date: _____

Idaho Public Works License No.: _____ Expiration Date: _____

Signature: _____ Date: _____

Printed Name | Title: _____

Contact Number: _____ Email: _____

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

Please read Bidder Instructions carefully

Date: March 11, 2026

Project: **John Brown ES and Lakeland MS**

Project Location: Rathdrum, Idaho

Architect/Engineer: Architects West

General Contractor: Ginno Construction, Inc.

Pre-Bid Date and Time: **See Matrix**

Bid Due Date and Time: April 1, 2026, 2:00 PM

Prevailing Wage: No

Public Works: Yes

Anticipated Start Date: June 8, 2026

Projected Substantial Completion: August 21, 2026

Document Access: Documents can be viewed and downloaded at the following plan centers:

- Spokane Regional Plan Center
- Abadan Plan Room
- Ginno Construction Plan Room

Bid Documents: Invitation to Bid dated 03/11/2026
Architects West Drawings dated March 6, 2026
Architects West Specifications dated March 10, 2026
Project Schedule date March 10, 2026
Sample Subcontract Agreement
Sample Certificate of Insurance

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Matterport Links:

<https://youriguide.com/LakelandHighSchoolRoof>
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[Lakeland Middle School](#)

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- 1) **Description:** The project consists of upgrades to various systems and finishes at John Brown Elementary and Lakeland MS, All work must take place over the summer of 2026 and must be completed prior to the date stated on the first page of this document.
- 2) **Questions:** Questions regarding the bid shall be directed, in writing via email, to Ginno Construction Company (Attention: Chris English). Bidders are NOT to contact the Owner or the Architect directly with questions regarding the bid.

Chris English, Project Manager
Ginno Construction Company
Telephone: 208-916-5177
cenglish@ginnoconstruction.com

- 3) **SCHEDULE AND PHASING:** The project will be completed in one phase; however, multiple mobilizations may be required to complete the work. Certain scopes may require after-hour work. **Subcontractors shall include all necessary labor, materials, equipment, overtime, shift work, manpower, and scheduling measures required to meet the schedule that is provided.** No additional compensation will be granted for schedule acceleration, overtime, or other measures needed to achieve timely completion unless directed in writing by the General Contractor.

Subcontractors must coordinate closely with the General Contractor and other trades to ensure work progresses without delay. Any impacts to the schedule must be reported immediately. Failure to complete the work by the required date may result in liquidated damages, back-charges, or other contractual remedies, as outlined in the subcontract agreement.

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- 4) **LOGISTICS:** All work must be performed within the constraints of the project site while keeping the site accessible for operations. Take necessary precautions to protect adjacent buildings, landscape areas, and parking areas.

5) **POLICIES:**

The bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to:

- a) Conditions bearing upon transportation, disposal, handling, and storage of materials.
- b) The availability of labor, water, electric power, and roads.
- c) The conformation and conditions of the ground.
- d) The character of equipment and facilities needed preliminary to and during the work.
- e) The bidder also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings, specifications, geotechnical reports, and surveys made a part of the Contract Documents. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating and bidding properly the difficulty and cost of successfully performing the work.
- f) The project site is a **tobacco, vape-, alcohol, and weapon-free** campus. No exceptions.
- g) If hazardous materials are suspected or discovered, **stop work and notify** the GC immediately. Do not disturb suspect materials without written direction.
- h) All personnel that will be working in a building that is occupied will need to pass a comprehensive background check, at the district's expense. John Brown ES will not be considered an occupied school so this policy will not apply to projects at John Brown, but this policy will apply for all projects at Lakeland HS and Lakeland MS

- 6) **PERMITS:** Subcontractors are responsible for obtaining any permits necessary for their scope of work including but not limited to HVAC, plumbing, electrical & fire alarm, fire protection, tap/meter permits and fees, etc.

- 7) **PREVAILING WAGE:** This project is **not** subject to prevailing wage.

- 8) **IDAHO PUBLIC WORKS:** This project **is** subject to Idaho Public Works.

- 9) **BID FORM:** All bidders are required to submit their proposals using the provided Bid Form. Any bid not submitted on the required Bid Form will be deemed non-responsive and rejected

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Division 09 - Finishes

SECTION 1 – GENERAL REQUIREMENTS

1.1 BID PACKAGE SECTIONS INCLUDE:

- A. Subcontractor shall provide all labor, supervision, administration, equipment, tools, transportation, materials, profit overhead, bonding, taxes, and insurance as necessary to complete the scope of work as defined in the following bid package and in accordance with the Contract Documents whether specific or implied. Subcontractors shall provide qualified supervision that will be on site at all times when subcontractor employees are working on the jobsite and have authority to act on subcontractor's behalf.
- B. Bids shall be accepted for complete bid packages only. The bid packages and described work scopes are to be taken as a whole with no exceptions.

SECTION 2 – BID PACKAGE AND TRADE BREAKDOWN

Lump sum pricing for this bid package and specification section(s) shall be in strict accordance with the complete set of plans/drawings and applicable technical specifications identified herein. Each bidder shall review the scope of work to familiarize themselves with the project site, contents of the bid package and scope of work included in the bid package documents that pertains to their respective specification sections. Any failure of the bidder to familiarize themselves with the project site, bid item or bid package documents will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

The following bid package description has been written to include the complete bid package scope.

2.1 Division 09 -Finishes

Clarifications:

1. All specified submittals, shop drawings, and samples will be required to be submitted no later than two weeks after a Notice to Proceed. If the subcontractor or supplier cannot meet this timeline, the subcontractor or supplier is responsible to notify Ginno and propose an alternative scheduled delivery date that is as close to the required delivery date as possible.
 2. No extra work shall be performed by the subcontractor without prior written authorization by Ginno.
 3. Take necessary precautions to protect existing adjacent buildings, landscape areas, and parking areas.
 4. Idaho State Sales Tax is to be included for all material provided in the execution of the work.
-
1. Furnish and install Framing, GWB, and ACT
 2. All dumpsters for debris removal will be provided by the General Contractor.
 3. Specifications to include but not limited to:

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- a. Division 092116 Gypsum Board Assemblies
- b. Division 092216 Non-Structural Metal Framing
- c. Division 095100 Acoustical Ceilings

Alternates:

1. Alternate Number (2) John Brown Elementary School:

- a. Alternate bid: At existing suspended ceilings where ceiling grid is shown to remain, provide new acoustic ceiling tile in existing grid.
- b. Base bid: Remove existing ceiling tile as required for above ceiling work. Save and protect for re-use and reinstall existing tile in ceiling grid shown as existing to remain.

2. Alternate Number (3) Lakeland Middle School:

- a. Alternate bid: At existing suspended ceilings where ceiling grid is shown to remain, provide new acoustic ceiling tile in existing grid.
- b. Base bid: Remove existing ceiling tile as required for above ceiling work. Save and protect for re-use and reinstall existing tile in ceiling grid shown as existing to remain.

Exclusions:

1. Removal, demolition, or disposal of framing, GWB, or ACT
2. Structural steel or tube steel supports.
3. Painting.
4. Insulation
5. Exterior sheathing
6. FRP
7. Fire Caulking
8. Backing or blocking
9. Cutting, welding, or modification of existing structural elements.
10. Hazardous material abatement
11. Backing or blocking
12. Bid Bond
13. Payment and Performance Bond

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Bid Form

Bid Package 17 (BP-17): Paint- John Brown ES and Lakeland Middle School

Submitted By (Company Name): _____

The submitting contractor acknowledges that they have familiarized themselves the proposed site of the work, conditions under which work is to be performed and all documents included within the bidding Contract Documents. The contractor agrees to commence work upon a written 'Notice to Proceed' and be Substantially Complete with proposed scope of work within times stipulated.

AWARD METHOD: Public Works construction contracts for the State of Idaho are awarded to the "lowest responsible and responsive bidder." The low bidder, for purposes of award, shall be the responsible and responsive bidder offering the low aggregate amount for the base bid items, plus any additive or deductive bid alternates selected by the Owner, and within funds available as determined by the Owner.

BP-17 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:

SECTIONS

- Division 01 General Requirements
- Division 099113- Exterior Painting
- Division 099123- Interior Painting

Acknowledgement of Addendum No. ('s): _____

Base Bid Proposal: John Brown Elementary

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-17 described in the Contract documents for a total lump sum price of:

_____ Dollars (\$_____)



Bid Form

Base Bid Proposal: Lakeland Middle School

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-17 described in the Contract documents for a total lump sum price of:

_____ Dollars (\$ _____)

Company: _____

Business Address: _____

Idaho Contractor's Registration No.: _____ Expiration Date: _____

Idaho Public Works License No.: _____ Expiration Date: _____

Signature: _____ Date: _____

Printed Name | Title: _____

Contact Number: _____ Email: _____

Bid Package 17- Paint- John Brown ES and Lakeland MS

Please read Bidder Instructions carefully

Date:	March 11, 2026
Project:	John Brown ES and Lakeland MS
Project Location:	Rathdrum, Idaho
Architect/Engineer:	Architects West
General Contractor:	Ginno Construction of Idaho, Inc.
Pre-Bid Date and Time:	See Matrix
Bid Due Date and Time:	April 1, 2026 2:00 PM
Prevailing Wage:	No
Public Works:	Yes
Anticipated Start Date:	June 8, 2026
Projected Substantial Completion:	August 21, 2026
Document Access:	Documents can be viewed and downloaded at the following plan centers: <ul style="list-style-type: none">• Ginno Construction Plan Room at www.ginnoplanroom.com.• Spokane Regional Plan Center• Abadan Plan Room
Bid Documents:	Invitation to Bid dated 03/11/2026 Architects West Drawings dated March 6, 2026 Architects West Specifications dated March 6, 2026 Project Schedule date March 7, 2026 Sample Subcontract Agreement Sample Certificate of Insurance

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Matterport Links:

<https://youriguide.com/LakelandHighSchoolRoof>
[John Brown Elementary](#)
[Lakeland High School](#)
[Lakeland Middle School](#)

Addendum: All Addenda will be issued directly by Ginno Construction.

These Instructions to bidders are provided to enable all prospective bidders to properly prepare and submit their responses to Ginno Construction. Each bidder is required to carefully review these instructions, along with all referenced documents, prior to submitting a bid.

- 1) **Description:** The project consists of upgrades to various systems and finishes at John Brown Elementary, Lakeland MS, and Lakeland HS. All work must take place over the summer of 2026 and must be completed prior to the date stated on the first page of this document.
- 2) **Questions:** Questions regarding the bid shall be directed, in writing via email, to Ginno Construction Company (Attention: Chris English). Bidders are NOT to contact the Owner or the Architect directly with questions regarding the bid.

Chris English, Project Manager
Ginno Construction Company
Telephone: 208-916-5177
cenglish@ginnoconstruction.com

- 3) **SCHEDULE AND PHASING:** The project will be completed in one phase; however, multiple mobilizations may be required to complete the work. Certain scopes may require after-hour work. **Subcontractors shall include all necessary labor, materials, equipment, overtime, shift work, manpower, and scheduling measures required to meet the schedule that is provided.** No additional compensation will be granted for schedule acceleration, overtime, or other measures needed to achieve timely completion unless directed in writing by the General Contractor.

Subcontractors must coordinate closely with the General Contractor and other trades to ensure work progresses without delay. Any impacts to the schedule must be reported immediately. Failure to complete the work by the required date may result in liquidated damages, back-charges, or other contractual remedies, as outlined in the subcontract agreement.

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- 4) **LOGISTICS:** All work must be performed within the constraints of the project site while keeping the site accessible for operations. Take necessary precautions to protect adjacent buildings, landscape areas, and parking areas.

5) **POLICIES:**

The bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to:

- a) Conditions bearing upon transportation, disposal, handling, and storage of materials.
- b) The availability of labor, water, electric power, and roads.
- c) The conformation and conditions of the ground.
- d) The character of equipment and facilities needed preliminary to and during the work.
- e) The bidder also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings, specifications, geotechnical reports, and surveys made a part of the Contract Documents. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating and bidding properly the difficulty and cost of successfully performing the work.
- f) The project site is a **tobacco, vape-, alcohol, and weapon-free** campus. No exceptions.
- g) If hazardous materials are suspected or discovered, **stop work and notify** the GC immediately. Do not disturb suspect materials without written direction.
- h) All personnel that will be working in a building that is occupied will need to pass a comprehensive background check, at the district's expense. John Brown ES will not be considered an occupied school so this policy will not apply to projects at John Brown, but this policy will apply for all projects at Lakeland HS and Lakeland MS

- 6) **PERMITS:** Subcontractors are responsible for obtaining any permits necessary for their scope of work including but not limited to HVAC, plumbing, electrical & fire alarm, fire protection, tap/meter permits and fees, etc.

- 7) **PREVAILING WAGE:** This project is **not** subject to prevailing wage.

- 8) **IDAHO PUBLIC WORKS:** This project **is** subject to Idaho Public Works.

- 9) **BID FORM:** All bidders are required to submit their proposals using the provided Bid Form. Any bid not submitted on the required Bid Form will be deemed non-responsive and rejected

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Division 09 - Finishes

SECTION 1 – GENERAL REQUIREMENTS

1.1 BID PACKAGE SECTIONS INCLUDE:

- A. Subcontractor shall provide all labor, supervision, administration, equipment, tools, transportation, materials, profit overhead, bonding, taxes, and insurance as necessary to complete the scope of work as defined in the following bid package and in accordance with the Contract Documents whether specific or implied. Subcontractors shall provide qualified supervision that will be on site at all times when subcontractor employees are working on the jobsite and have authority to act on subcontractor's behalf.
- B. Bids shall be accepted for complete bid packages only. The bid packages and described work scopes are to be taken as a whole with no exceptions.

SECTION 2 – BID PACKAGE AND TRADE BREAKDOWN

Lump sum pricing for this bid package and specification section(s) shall be in strict accordance with the complete set of plans/drawings and applicable technical specifications identified herein. Each bidder shall review the scope of work to familiarize themselves with the project site, contents of the bid package and scope of work included in the bid package documents that pertains to their respective specification sections. Any failure of the bidder to familiarize themselves with the project site, bid item or bid package documents will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

The following bid package description has been written to include the complete bid package scope.

2.1 Division 9- Finishes

Clarifications:

1. All specified submittals, shop drawings, and samples will be required to be submitted no later than two weeks after a Notice to Proceed. If the subcontractor or supplier cannot meet this timeline, the subcontractor or supplier is responsible to notify Ginno and propose an alternative scheduled delivery date that is as close to the required delivery date as possible.
2. No extra work shall be performed by the subcontractor without prior written authorization by Ginno.
3. Take necessary precautions to protect existing adjacent buildings, landscape areas, and parking areas.
4. Idaho State Sales Tax is to be included for all material provided in the execution of the work.

INCLUSIONS

1. Furnish and install Interior and Exterior Paint
2. All dumpsters for debris removal will be provided by the General Contractor.
3. Specifications to include but not limited to:

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- a. Division 099113- Exterior Painting
- b. Division 099123- Interior Painting

Exclusions:

- 1. Removal, demolition, or disposal of framing, GWB, or ACT
- 2. Insulation
- 3. Exterior sheathing
- 4. Fire Caulking
- 5. Backing or blocking
- 6. Hazardous material abatement
- 7. Caulking
- 8. Backing or blocking
- 9. Bid Bond
- 10. Payment and Performance Bond

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Bid Form

Bid Package 19 (BP-19): Lakeland Middle School Roof

Submitted By (Company Name): _____

The submitting contractor acknowledges that they have familiarized themselves the proposed site of the work, conditions under which work is to be performed and all documents included within the bidding Contract Documents. The contractor agrees to commence work upon a written 'Notice to Proceed' and be Substantially Complete with proposed scope of work within times stipulated.

AWARD METHOD: Public Works construction contracts for the State of Idaho are awarded to the "lowest responsible and responsive bidder." The low bidder, for purposes of award, shall be the responsible and responsive bidder offering the low aggregate amount for the base bid items, plus any additive or deductive bid alternates selected by the Owner, and within funds available as determined by the Owner.

BP-02 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:

SECTIONS

1. Division 01- General requirements
2. Division 061600- Sheathing
3. 072100- Thermal Insulation
4. 072700-Air Barriers
5. 074213 Formed Metal Wall Panels
6. 075200- Modified Bituminous Membrane Roofing
7. 076200- Sheet metal Flashing and Trim
8. 077200- Roof Accessories
9. 079200- Joint Sealants

Acknowledgement of Addendum No. ('s): _____



Bid Form

Base Bid Proposal:

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-03 described in the Contract documents for a total lump sum price of:

_____ Dollars (\$_____)

Unit Price 1: Removal and replacement of existing plywood sheathing with new 5/8" Plywood CDX when determined to be required. All materials and labor. Price per sheet of new CDX

Price per sheet _____

Company: _____

Business Address: _____

Idaho Contractor's Registration No.: _____ Expiration Date: _____

Idaho Public Works License No.: _____ Expiration Date: _____

Signature: _____ Date: _____

Printed Name | Title: _____

Contact Number: _____ Email: _____

Bid Package 19- Lakeland MS Roof

Please read Bidder Instructions carefully

Date: March 23, 2026

Project: **Lakeland Middle School Roof**

Project Location: Rathdrum, Idaho

Architect/Engineer: Architects West

General Contractor: Ginno Construction of Idaho, Inc.

Pre-Bid Date and Time: **March 27, 3:30 pm**

Bid Due Date and Time: **April 8, 2026, 2:00 pm**

Bids will be opened and publicly read at the above hour and date.

Prevailing Wage: No

Public Works: Yes

Anticipated Start Date: June 8, 2026

Projected Substantial Completion: August 21, 2026

Document Access: Documents can be viewed and downloaded at the following plan centers:

- Ginno Construction Plan Room at www.ginnoplanroom.com.
- Abadan Regional Plan Center
- Spokane Regional Plan Center

Bid Documents: Invitation to Bid dated 03/23/2026
Architects West Drawings dated March 18, 2026
Architects West Specifications dated March 18, 2026
Sample Subcontract Agreement
Sample Certificate of Insurance

Addendum: All Addenda will be issued directly by Ginno Construction.

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These Instructions to bidders are provided to enable all prospective bidders to properly prepare and submit their responses to Ginno Construction. Each bidder is required to carefully review these instructions, along with all referenced documents, prior to submitting a bid.

- 1) **Description:** The project consists upgrades to the roofing system at Lakeland Middle School. All work must take place over the summer of 2026 and must be completed prior to the date stated on the first page of this document.
- 2) **Questions:** Questions regarding the bid shall be directed, in writing via email, to Ginno Construction Company (Attention: Chris English). Bidders are NOT to contact the Owner or the Architect directly with questions regarding the bid.

Chris English, Project Manager
Ginno Construction Company
Telephone: 208-916-5177
cenglish@ginnoconstruction.com

- 3) **SCHEDULE AND PHASING:** The project will be completed in one phase; however, multiple mobilizations may be required to complete the work. Certain scopes may require after-hour work. **Subcontractors shall include all necessary labor, materials, equipment, overtime, shift work, manpower, and scheduling measures required to meet the schedule that is provided.** No additional compensation will be granted for schedule acceleration, overtime, or other measures needed to achieve timely completion unless directed in writing by the General Contractor.

Subcontractors must coordinate closely with the General Contractor and other trades to ensure work progresses without delay. Any impacts to the schedule must be reported immediately. Failure to complete the work by the required date may result in liquidated damages, back-charges, or other contractual remedies, as outlined in the subcontract agreement.

- 4) **LOGISTICS:** All work must be performed within the constraints of the project site while keeping the site accessible for operations. Take necessary precautions to protect adjacent buildings, landscape areas, and parking areas.

- 5) **POLICIES:**

The bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to:

- a) Conditions bearing upon transportation, disposal, handling, and storage of materials.
- b) The availability of labor, water, electric power, and roads.

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- c) The conformation and conditions of the ground.
 - d) The character of equipment and facilities needed preliminary to and during the work.
 - e) The bidder also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings, specifications, geotechnical reports, and surveys made a part of the Contract Documents. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating and bidding properly the difficulty and cost of successfully performing the work.
 - f) The project site is a **tobacco, vape-, alcohol, and weapon-free** campus. No exceptions.
 - g) If hazardous materials are suspected or discovered, **stop work and notify** the GC immediately. Do not disturb suspect materials without written direction.
 - h) All personnel that will be working in a building that is occupied will need to pass a comprehensive background check, at the district's expense. John Brown ES will not be considered an occupied school so this policy will not apply to projects at John Brown, but this policy will apply for all projects at Lakeland HS and Lakeland MS
- 6) **PERMITS:** Subcontractors are responsible for obtaining any permits necessary for their scope of work including but not limited to HVAC, plumbing, electrical & fire alarm, fire protection, tap/meter permits and fees, etc.
- 7) **PREVAILING WAGE:** This project is **not** subject to prevailing wage.
- 8) **IDAHO PUBLIC WORKS:** This project **is** subject to Idaho Public Works.
- 9) **BID FORM:** All bidders are required to submit their proposals using the provided Bid Form. Any bid not submitted on the required Bid Form will be deemed non-responsive and rejected
- 10) The owner reserves the right to reject any or all proposals, waive any nonmaterial irregularities in the bids received, and to accept the proposal deemed most advantageous to the best interest of the owner.

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Division 07 - Roofing

SECTION 1 – GENERAL REQUIREMENTS

1.1 BID PACKAGE SECTIONS INCLUDE:

- A. Subcontractor shall provide all labor, supervision, administration, equipment, tools, transportation, materials, profit overhead, bonding, taxes, and insurance as necessary to complete the scope of work as defined in the following bid package and in accordance with the Contract Documents whether specific or implied. Subcontractors shall provide qualified supervision that will be on site at all times when subcontractor employees are working on the jobsite and have authority to act on subcontractor's behalf.
- B. Bids shall be accepted for complete bid packages only. The bid packages and described work scopes are to be taken as a whole with no exceptions.

SECTION 2 – BID PACKAGE AND TRADE BREAKDOWN

Lump sum pricing for this bid package and specification section(s) shall be in strict accordance with the complete set of plans/drawings and applicable technical specifications identified herein. Each bidder shall review the scope of work to familiarize themselves with the project site, contents of the bid package and scope of work included in the bid package documents that pertains to their respective specification sections. Any failure of the bidder to familiarize themselves with the project site, bid item or bid package documents will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

The following bid package description has been written to include the complete bid package scope.

2.1 Division 07 - Roofing

Clarifications:

1. All specified submittals, shop drawings, and samples will be required to be submitted no later than two weeks after a Notice to Proceed. If the subcontractor or supplier cannot meet this timeline, the subcontractor or supplier is responsible to notify Ginno and propose an alternative scheduled delivery date that is as close to the required delivery date as possible.
2. No extra work shall be performed by the subcontractor without prior written authorization by Ginno.
3. Take necessary precautions to protect existing adjacent buildings, landscape areas, and parking areas.
4. Idaho State Sales Tax is to be included for all material provided in the execution of the work.

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Inclusions:

General

1. The Roofing Subcontractor shall provide all labor, equipment, and means necessary to remove all systems identified for demolition in the project documents.
2. Include proper disposal of all waste and recyclables generated by this scope of work.
3. The subcontractor's key personnel assigned to the project shall attend all required preconstruction conferences with owner and Ginno.
4. Provide the necessary number of mobilizations to complete subcontractor's scope of work per the project schedule.
5. Furnish and operate all equipment necessary for execution of the work.
6. Ginno Construction will not have a forklift on site for subcontractor use. If subcontractor requires a forklift or any other equipment for loading, unloading, or moving materials, subcontractor shall include it in subcontractor's bid.
7. **Specifications to include but not limited to:**
 - a. Division 01- General requirements
 - b. Division 061600- Sheathing
 - c. 072100- Thermal Insulation
 - d. 072700-Air Barriers
 - e. 074213 Formed Metal Wall Panels
 - f. 075200- Modified Bituminous Membrane Roofing
 - g. 076200- Sheet metal Flashing and Trim
 - h. 077200- Roof Accessories
 - i. 079200- Joint Sealants

Exclusions:

1. All roof scope at Lakeland HS
2. Decommissioning, shutting down, isolating, or disconnecting any HVAC, plumbing, or electrical systems.
3. Live electrical or mechanical work of any kind.
4. Asbestos abatement
5. Lead paint removal or stabilization
6. Mold remediation
7. Hazardous material identification, testing, or survey reports
8. Specialized containment
9. Payment and Performance bond
10. Bid bond

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Bid Form

Bid Package 20 (BP-20): Lakeland High School Roof

Submitted By (Company Name): _____

The submitting contractor acknowledges that they have familiarized themselves the proposed site of the work, conditions under which work is to be performed and all documents included within the bidding Contract Documents. The contractor agrees to commence work upon a written 'Notice to Proceed' and be Substantially Complete with proposed scope of work within times stipulated.

AWARD METHOD: Public Works construction contracts for the State of Idaho are awarded to the "lowest responsible and responsive bidder." The low bidder, for purposes of award, shall be the responsible and responsive bidder offering the low aggregate amount for the base bid items, plus any additive or deductive bid alternates selected by the Owner, and within funds available as determined by the Owner.

BP-02 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:

SECTIONS

1. Division 01- General requirements
2. Division 061600- Sheathing
3. 072100- Thermal Insulation
4. 072700-Air Barriers
5. 074213 Formed Metal Wall Panels
6. 075420- TPO Single Ply Roofing
7. 076200- Sheet metal Flashing and Trim
8. 077200- Roof Accessories
9. 079200- Joint Sealants

Acknowledgement of Addendum No. ('s): _____



Bid Form

Base Bid Proposal:

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete BP-03 described in the Contract documents for a total lump sum price of:

_____ Dollars (\$_____)

Unit Price 1: Removal and replacement of existing insulation at roof assembly R-1 when determined to be required by architect. All materials and labor. Price per sheet for 2" rigid insulation

Price per sheet _____

Unit Price 2: Removal and replacement of existing gyp sheathing with new 5/8" glass mat sheathing when determined to be required. All materials and labor. Price per sheet.

Price per sheet _____

Unit Price 3: Removal and replacement of existing WD 2X Nailers at parapet caps when determined to be required. Include all materials and labor. Price per lineal foot

Price per lineal foot _____



Bid Form

Company: _____

Business Address: _____

Idaho Contractor's Registration No.: _____ Expiration Date: _____

Idaho Public Works License No.: _____ Expiration Date: _____

Signature: _____ Date: _____

Printed Name | Title: _____

Contact Number: _____ Email: _____

Bid Package 20- Lakeland HS Roof

Please read Bidder Instructions carefully

Date: March 23, 2026

Project: **Lakeland Middle School Roof**

Project Location: Rathdrum, Idaho

Architect/Engineer: Architects West

General Contractor: Ginno Construction of Idaho, Inc.

Pre-Bid Date and Time: **March 27, 2:30 pm**

Bid Due Date and Time: **April 8, 2026, 2:00 pm**

Bids will be opened and publicly read at the above hour and date.

Prevailing Wage: No

Public Works: Yes

Anticipated Start Date: May 18, 2026

Projected Substantial Completion: August 21, 2026

Document Access: Documents can be viewed and downloaded at the following plan centers:

- Ginno Construction Plan Room at www.ginnoplanroom.com.
- Abadan Regional Plan Center
- Spokane Regional Plan Center

Bid Documents: Invitation to Bid dated 03/23/2026
Architects West Drawings dated March 18, 2026
Architects West Specifications dated March 18, 2026
Sample Subcontract Agreement
Sample Certificate of Insurance

Matterport Links: <https://youriguide.com/LakelandHighSchoolRoof>

Addendum: All Addenda will be issued directly by Ginno Construction.

We are committed to building QUALITY projects that provide our CLIENTS with the Best possible solution for their Construction needs.

These Instructions to bidders are provided to enable all prospective bidders to properly prepare and submit their responses to Ginno Construction. Each bidder is required to carefully review these instructions, along with all referenced documents, prior to submitting a bid.

- 1) **Description:** The project consists upgrades to the roofing system at Lakeland Middle School. All work must take place over the summer of 2026 and must be completed prior to the date stated on the first page of this document.
- 2) **Questions:** Questions regarding the bid shall be directed, in writing via email, to Ginno Construction Company (Attention: Chris English). Bidders are NOT to contact the Owner or the Architect directly with questions regarding the bid.

Chris English, Project Manager
Ginno Construction Company
Telephone: 208-916-5177
cenglish@ginnoconstruction.com

- 3) **SCHEDULE AND PHASING:** The project will be completed in one phase; however, multiple mobilizations may be required to complete the work. Certain scopes may require after-hour work. **Subcontractors shall include all necessary labor, materials, equipment, overtime, shift work, manpower, and scheduling measures required to meet the schedule that is provided.** No additional compensation will be granted for schedule acceleration, overtime, or other measures needed to achieve timely completion unless directed in writing by the General Contractor.

Subcontractors must coordinate closely with the General Contractor and other trades to ensure work progresses without delay. Any impacts to the schedule must be reported immediately. Failure to complete the work by the required date may result in liquidated damages, back-charges, or other contractual remedies, as outlined in the subcontract agreement.

- 4) **LOGISTICS:** All work must be performed within the constraints of the project site while keeping the site accessible for operations. Take necessary precautions to protect adjacent buildings, landscape areas, and parking areas.

- 5) **POLICIES:**

The bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to:

- a) Conditions bearing upon transportation, disposal, handling, and storage of materials.
- b) The availability of labor, water, electric power, and roads.
- c) The conformation and conditions of the ground.

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- d) The character of equipment and facilities needed preliminary to and during the work.
 - e) The bidder also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings, specifications, geotechnical reports, and surveys made a part of the Contract Documents. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating and bidding properly the difficulty and cost of successfully performing the work.
 - f) The project site is a **tobacco, vape-, alcohol, and weapon-free** campus. No exceptions.
 - g) If hazardous materials are suspected or discovered, **stop work and notify** the GC immediately. Do not disturb suspect materials without written direction.
 - h) All personnel that will be working in a building that is occupied will need to pass a comprehensive background check, at the district's expense. John Brown ES will not be considered an occupied school so this policy will not apply to projects at John Brown, but this policy will apply for all projects at Lakeland HS and Lakeland MS
- 6) **PERMITS:** Subcontractors are responsible for obtaining any permits necessary for their scope of work including but not limited to HVAC, plumbing, electrical & fire alarm, fire protection, tap/meter permits and fees, etc.
- 7) **PREVAILING WAGE:** This project is **not** subject to prevailing wage.
- 8) **IDAHO PUBLIC WORKS:** This project **is** subject to Idaho Public Works.
- 9) **BID FORM:** All bidders are required to submit their proposals using the provided Bid Form. Any bid not submitted on the required Bid Form will be deemed non-responsive and rejected
- 10) The owner reserves the right to reject any or all proposals, waive any nonmaterial irregularities in the bids received, and to accept the proposal deemed most advantageous to the best interest of the owner.

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Division 07 - Roofing

SECTION 1 – GENERAL REQUIREMENTS

1.1 BID PACKAGE SECTIONS INCLUDE:

- A. Subcontractor shall provide all labor, supervision, administration, equipment, tools, transportation, materials, profit overhead, bonding, taxes, and insurance as necessary to complete the scope of work as defined in the following bid package and in accordance with the Contract Documents whether specific or implied. Subcontractors shall provide qualified supervision that will be on site at all times when subcontractor employees are working on the jobsite and have authority to act on subcontractor's behalf.
- B. Bids shall be accepted for complete bid packages only. The bid packages and described work scopes are to be taken as a whole with no exceptions.

SECTION 2 – BID PACKAGE AND TRADE BREAKDOWN

Lump sum pricing for this bid package and specification section(s) shall be in strict accordance with the complete set of plans/drawings and applicable technical specifications identified herein. Each bidder shall review the scope of work to familiarize themselves with the project site, contents of the bid package and scope of work included in the bid package documents that pertains to their respective specification sections. Any failure of the bidder to familiarize themselves with the project site, bid item or bid package documents will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

The following bid package description has been written to include the complete bid package scope.

2.1 Division 07 - Roofing

Clarifications:

1. All specified submittals, shop drawings, and samples will be required to be submitted no later than two weeks after a Notice to Proceed. If the subcontractor or supplier cannot meet this timeline, the subcontractor or supplier is responsible to notify Ginno and propose an alternative scheduled delivery date that is as close to the required delivery date as possible.
2. No extra work shall be performed by the subcontractor without prior written authorization by Ginno.
3. Take necessary precautions to protect existing adjacent buildings, landscape areas, and parking areas.
4. Idaho State Sales Tax is to be included for all material provided in the execution of the work.

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Inclusions:

General

1. The Roofing Subcontractor shall provide all labor, equipment, and means necessary to remove all systems identified for demolition in the project documents.
2. Include proper disposal of all waste and recyclables generated by this scope of work.
3. The subcontractor's key personnel assigned to the project shall attend all required preconstruction conferences with owner and Ginno.
4. Provide the necessary number of mobilizations to complete subcontractor's scope of work per the project schedule.
5. Furnish and operate all equipment necessary for execution of the work.
6. Ginno Construction will not have a forklift on site for subcontractor use. If subcontractor requires a forklift or any other equipment for loading, unloading, or moving materials, subcontractor shall include it in subcontractor's bid.
7. **Specifications to include but not limited to:**
 - a. Division 01- General requirements
 - b. Division 061600- Sheathing
 - c. 072100- Thermal Insulation
 - d. 072700-Air Barriers
 - e. 074213 Formed Metal Wall Panels
 - f. 075420- TPO Single Ply Roofing
 - g. 076200- Sheet metal Flashing and Trim
 - h. 077200- Roof Accessories
 - i. 079200- Joint Sealants

Exclusions:

1. All roof scope at Lakeland MS
2. Decommissioning, shutting down, isolating, or disconnecting any HVAC, plumbing, or electrical systems.
3. Live electrical or mechanical work of any kind.
4. Asbestos abatement
5. Lead paint removal or stabilization
6. Mold remediation
7. Hazardous material identification, testing, or survey reports
8. Specialized containment
9. Payment and Performance bond
10. Bid bond

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