

# Lakeland Joint School District #272

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



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

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## **Board Action Item Request**

**AGENDA ITEM:** Approve/Deny Bids for School Modernization Projects (LMS Parking Lot)

**MEETING DATE:** April 29, 2026

**PREPARED BY:** Jessica Grantham, Tim Haag

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### **INFORMATIONAL SUMMARY:**

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

Overall, the base bids exceeded the project budget by approximately \$172,684. The District is actively working with Architects West and Ginno Construction to identify cost-saving measures, such as reducing curb square footage and utilizing curb stops where appropriate. Additionally, this is a Guaranteed Maximum Price (GMP) contract, which includes contingency funds for potential change orders.

We also anticipate a reduction of approximately \$130,000 in permitting fees across the previously approved school modernization projects, which will help offset the current overage.

### **FISCAL IMPACT:**

The GMP includes a contingency, and any unused funds will remain available for future projects. The amounts presented represent the maximum projected cost for the defined scope of work.

To further mitigate costs, we recommend foregoing the installation of the parking lot lighting bid alternates. Conduit will still be installed to allow for future lighting installation, resulting in an estimated savings of \$86,000.

Sufficient funds are available in the School Modernization Fund to cover the remaining budget overage.

### **RECOMMENDATION:**

We recommend Board approval of the base bid awards for the LMS parking lot projects.

**ATTACHMENTS:**

- Budget Summary compared to Bids
- Bid Tabulation Sheets
- Bid Packages/Drawings

<b>BUILDING/PROJECT</b>	<b>ORIGINAL BUDGET</b>	<b>ACTUAL BIDS</b>	<b>VARIANCE</b>
<b>LMS/LHS HWY 41 ACCESS SAFETY IMPROVEMENTS - WITH BID ALTERNATES</b>			
<i>LMS/LHS HWY 41 ACCESS SAFETY IMPROVEMENTS</i>	\$ 509,600	\$ 738,497.00	\$ (228,897)
<b>Construction contingency (unused savings revert to the school district)</b>		\$ 24,076.00	
<b>Construction Total</b>		\$ 762,573	
<i>Misc District Expense Budget (Permits, required testing/inspection, etc)</i>		\$ 5,750.00	
<b>OVERALL TOTAL</b>	\$ 509,600	\$ 768,323	\$ (258,723)

<b>BUILDING/PROJECT</b>	<b>ORIGINAL BUDGET</b>	<b>ACTUAL BIDS</b>	<b>VARIANCE</b>
<b>LMS/LHS HWY 41 ACCESS SAFETY IMPROVEMENTS - NO ALTERNATE BIDS</b>			
<i>LMS/LHS HWY 41 ACCESS SAFETY IMPROVEMENTS</i>	\$ 509,600	\$ 655,281.00	\$ (145,681)
<b>Construction contingency (unused savings revert to the school district)</b>		\$ 21,253.00	
<b>Construction Total</b>		\$ 676,534	
<i>Misc District Expense Budget (Permits, required testing/inspection, etc)</i>		\$ 5,750.00	
<b>OVERALL TOTAL</b>	\$ 509,600	\$ 682,284	\$ (172,684)



## Bid Package 22 - LMS Site Concrete

Date: 4/27/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	Bid	Alt #1	Alt #2	Total
White Diamond	\$ 130,467.00	\$ -	\$ 66,906.00	\$ 197,373.00
<del>Evan Ferguson</del>	<del>\$ 65,580.00</del>	<del>\$ -</del>	<del>\$ 32,630.00</del>	<del>\$ 98,210.00</del>
Five Star Concrete	\$ 107,112.50	\$ -	\$ 42,925.00	\$ 150,037.50

DQ



3893 N. Schreiber Way  
Coeur d'Alene, ID 83815  
www.ginnoconstruction.com

P: 208-667-5560  
F: 208-665-0471  
TF: 877-778-9918

## Bid Package 21 - LMS Earthwork & Asphalt

Date: 4/27/2026

Job Name: Lakeland SD Bond Projects

Subcontractor / Supplier Name	Bid	Alt #1	Alt #2	Total
Interstate Concrete	\$ 516,774.00	\$ 8,250.00	\$ 15,093.00	\$ 540,117.00
Liberty Landworks	\$ 284,026.00	\$ 12,782.00	\$ 13,147.00	\$ 309,955.00
				\$ -



# Bid Form

**Bid Package 21 (BP-21): Lakeland Middle School Earthwork and Asphalt**

**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-21 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:**

**SECTIONS**

- Division 01- General Requirements
- Division 024100 Demolition
- Division 311000 Site Clearing
- Division 312000 Earthmoving
- Division 312500 Stormwater Percolation Swales
- Division 321216 Asphalt Paving
- Division 321713 Parking Bumpers
- Division 321723 Pavement Markings
- Division 329113 Soil Preparation
- Division 334100 Storm Utility Draining Piping

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

**Alternate #1 Proposal: Provide earthwork support for new parking lot lights.** Provide earthwork support for new installation of parking lot lights per electrical drawings.

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete Alternate #2 as part of BP-21 described in the Contract documents for a total lump sum price of:

\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

**Alternate #2 Proposal: Removal of Sidewalk-** Removal and disposal of existing sidewalk and prep for new sidewalk shown as the Alt #2 on sheet L1.20

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete Alternate #2 as part of BP-21 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 Form

**Bid Package 21 (BP-21): Lakeland Middle School Earthwork and Asphalt**

**Submitted By (Company Name):** Interstate Concrete & Asphalt Co

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-21 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:**

**SECTIONS**

- Division 01- General Requirements
- Division 024100 Demolition
- Division 311000 Site Clearing
- Division 312000 Earthmoving
- Division 312500 Stormwater Percolation Swales
- Division 321216 Asphalt Paving
- Division 321713 Parking Bumpers
- Division 321723 Pavement Markings
- Division 329113 Soil Preparation
- Division 334100 Storm Utility Draining Piping

Acknowledgement of Addendum No. ('s): N/A

**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:

Five hundred sixteen thousand, seven hundred seventy-four dollars and zero cents. Dollars (\$ 516,774.00 )



# Bid Form

**Alternate #1 Proposal: Provide earthwork support for new parking lot lights.** Provide earthwork support for new installation of parking lot lights per electrical drawings.

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete Alternate #2 as part of BP-21 described in the Contract documents for a total lump sum price of: ~~#1~~ ~~2~~

Eight thousand, two hundred fifty dollars and zero cents. Dollars (\$ 8,250.00 )

**Alternate #2 Proposal: Removal of Sidewalk-** Removal and disposal of existing sidewalk and prep for new sidewalk shown as the Alt #2 on sheet L1.20

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete Alternate #2 as part of BP-21 described in the Contract documents for a total lump sum price of:

Fifteen thousand, ninety-three dollars and zero cents. Dollars (\$ 15,093.00 )

Company: Interstate Concrete & Asphalt Co

Business Address: 8849 W Wyoming Ave., Rathdrum, ID 83858

Idaho Contractor's Registration No.: RCE-1593 Expiration Date: 01/4/2027

Idaho Public Works License No.: PWC-C-12090 Expiration Date: 7/31/2026

Signature: [Signature] Date: 4/27/2026

Printed Name | Title: Jason Johnston, Construction Manager

Contact Number: 208-666-6110 Email: jason.iohnston@interstate-ica.com



# Bid Form

**Bid Package 21 (BP-21):** Lakeland Middle School Earthwork and Asphalt

**Submitted By (Company Name):** Liberty Landworks LLC

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-21 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:**

**SECTIONS**

- Division 01- General Requirements
- Division 024100 Demolition
- Division 311000 Site Clearing
- Division 312000 Earthmoving
- Division 312500 Stormwater Percolation Swales
- Division 321216 Asphalt Paving
- Division 321713 Parking Bumpers
- Division 321723 Pavement Markings
- Division 329113 Soil Preparation
- Division 334100 Storm Utility Draining Piping

Acknowledgement of Addendum No. ('s): No Addendums

**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:

Two hundred Eighty four Thousand Twenty six dollars and cents Dollars (\$284,026 )



# Bid Form

**Alternate #1 Proposal: Provide earthwork support for new parking lot lights.** Provide earthwork support for new installation of parking lot lights per electrical drawings.

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete Alternate #2 as part of BP-21 described in the Contract documents for a total lump sum price of:

Twelve Thousand Seven hundred Eighty two dollars and 82 cents Dollars (\$12,782.00)

**Alternate #2 Proposal: Removal of Sidewalk-** Removal and disposal of existing sidewalk and prep for new sidewalk shown as the Alt #2 on sheet L1.20

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete Alternate #2 as part of BP-21 described in the Contract documents for a total lump sum price of:

Thirty thousand one hundred forty seven dollars and 87 cents Dollars (\$13,147.00)

Company: Liberty Landworks LLC

Business Address: 11916 N. Reed Rd Hayden, ID 83835

Idaho Contractor's Registration No.: RCE-44519 Expiration Date: 5-5-2027

Idaho Public Works License No.: 36708 Expiration Date: 11-30-2026

Signature: Kasey Batman Date: 4-27-26

Printed Name | Title: Kasey Batman General Manager

Contact Number: (208) 651-0250 Email: Kasey@Libertylandworks.com



# Bid Form

**Bid Package 22 (BP-22): Lakeland Middle School Site Concrete**

**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-22 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:**

**SECTIONS**

Division 01- General Requirements

Division 321313 Concrete Paving

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

**Alternate #2 Proposal: Sidewalk Replacement-** Replacement of sidewalk shown as the Alt #2 on sheet L1.20

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete Alternate #2 as part of BP-21 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 Form

**Alternate #2 Proposal: Sidewalk Replacement-** Replacement of sidewalk shown as the Alt #2 on sheet L1.20

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete Alternate #2 as part of BP-21 described in the Contract documents for a total lump sum price of:

Sixty six thousand nine hundred and six dollars and zero cents

Dollars (\$66,906.00)

Company: White Diamond Concrete, LLC

Business Address: 3786 N Huetter Rd Suite A, Coeur d'Alene, ID 83814

Idaho Contractor's Registration No.: RCE-49799 Expiration Date: 17-Dec-2026

Idaho Public Works License No.: 048181 Expiration Date: 31-Oct-2026

Signature: *Clarence Wayman* Date: 24-April-2026

Printed Name | Title: Clarence Wayman - Estimator

Contact Number: 208-967-3542 Email: clarence@whitediamondconcrete.com



# Bid Form

**Bid Package 22 (BP-22): Lakeland Middle School Site Concrete**

**Submitted By (Company Name):** Evan Ferguson Concrete inc

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-22 INCLUDES BID SECTIONS AND ITEMS BELOW TO FURNISH AND INSTALL:**

**SECTIONS**

- Division 01- General Requirements
- Division 321313 Concrete Paving

Acknowledgement of Addendum No. ('s): 0

**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:

Excludes curb, joint filling, traffic control, shot lands Dollars (\$ 65,580.00 )



# Bid Form

**Alternate #2 Proposal: Sidewalk Replacement-** Replacement of sidewalk shown as the Alt #2 on sheet L1.20

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete Alternate #2 as part of BP-21 described in the Contract documents for a total lump sum price of:

Excludes - curb Dollars (\$ 32,630.<sup>00</sup> )

Company: Evan Ferguson Concrete Inc

Business Address: 6215 E Commerce Ln suite C Post Falls ID 83854

Idaho Contractor's Registration No.: RCE-1332 Expiration Date: Dec -19 2026

Idaho Public Works License No.: 16857-b-4 Expiration Date: may -31 2027

Signature: [Signature] Date: 4/27/26

Printed Name | Title: William Heinz president

Contact Number: 509-990-3865 Email: HeinzW387@gmail.com





# Bid Form

**Alternate #2 Proposal: Sidewalk Replacement-** Replacement of sidewalk shown as the Alt #2 on sheet L1.20

The Contractor proposes to furnish all labor, material, equipment, tools, transportation and rentals to complete Alternate #2 as part of BP-21 described in the Contract documents for a total lump sum price of:

Forty Two Thousand Nine Hundred Twenty Five Dollars (\$ 42,925 )

Company: FIVE STAR CONCRETE

Business Address: 4307 S. FOSSECH RD SPOKANE, WA 99224

Idaho Contractor's Registration No.: FIVE5569430 Expiration Date: 4/30/2027

Idaho Public Works License No.: PWC-C-16732 Expiration Date: 6/30/2026

Signature: [Signature] Date: 4-24-2026

Printed Name | Title: THOMAS E. DUGGER

Contact Number: 509-714-5172 Email: Tom@5StarConcrete.com