

# 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 LMS Parking Lot Sidewalks

**MEETING DATE:** June 4, 2026

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

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### **INFORMATIONAL SUMMARY:**

At the May 20, 2026, meeting, the Board of Trustees approved the Lakeland Middle School (LMS) Parking Lot Revision Project. This approval did not include the bid alternates for concrete work related to the sidewalks, which involves removing and replacing defective concrete installed during the summer of 2025. While we anticipated the surety claim regarding the defective work would be finalized before construction began, a final decision from the surety remains pending.

To complete the project as planned, maximize operational efficiency, and minimize overall District costs, the LMS sidewalks must be replaced in tandem with the parking lot revisions. A decision is required at this time to ensure the project stays on schedule for completion this summer. Delaying this decision risks pushing the project to Summer 2027, which would likely necessitate rebidding the entire project and increasing costs.

### **FISCAL IMPACT:**

Because the sidewalks are within the scope of the LMS Parking Lot Revision Project, School Modernization Funds (Fund 436) are available to fund this work for \$66,508.

Risk/Recovery Note: Proceeding with this work before a final surety decision carries a risk that the District may not fully recoup these specific costs from the performance bond. However, if the surety claim is successfully settled in the District's favor, any reimbursed funds will be used to cover this portion of the project.

### **RECOMMENDATION:**

We recommend that the Board approve the request to incorporate sidewalk concrete work into the LMS Parking Lot Revision Project budget for \$66,508, and award this scope of work to Ginno Construction.

### **PROPOSED MOTION:**

I move to approve the budget revision for the LMS Parking Lot Project to include the sidewalk concrete work for \$66,508, funded by School Modernization Funds.

**ATTACHMENTS:**

- Budget Summary for Sidewalk Portion of Project
- Bid Documents related to Sidewalk Concrete Work

<b>BUILDING/PROJECT</b>	
<b>LMS/LHS HWY 41 ACCESS SAFETY IMPROVEMENTS</b>	
<i>General Conditions- Survey and Layout</i>	\$ 5,607
<i>Demo and Subgrade Prep</i>	\$ 13,147
<i>Concrete - Materials, Installation</i>	\$ 42,925
<i>Fee - General Liability Insurance</i>	\$ 561
<i>Fee - Contingency</i>	\$ 1,766
<i>Fee - CM/GC</i>	\$ 2,502
<b>Total Budget Request</b>	<b>\$ 66,508</b>

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## Bid Package 22- Lakeland MS Site Concrete

**Please read Bidder Instructions carefully**

Date: April 13, 2026

Project: **Lakeland Middle School Parking Lot**

Project Location: Rathdrum, Idaho

Architect/Engineer: Architects West

General Contractor: Ginno Construction of Idaho, Inc.

Pre-Bid Date and Time: **April 16, 2026, at 3:30 pm at Lakeland Middle School**  
15601 ID-41 Rathdrum, ID 83858 (Meet at the front entrance)

Bid Due Date and Time: **April 27, 2026, by 1:00 pm local time**

**Sealed bids will be delivered to Ginno Construction at 3893 N. Schreiber Way, Coeur d'Alene, ID 83815.** Bids will be opened and publicly read aloud at Ginno's office on the day and time specified above.

Prevailing Wage: No

Public Works: Yes

Anticipated Start Date: June 15, 2026

Projected Substantial Completion: August 27, 2026

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

- Ginno Construction Plan Room at [www.ginnoplanroom.com](http://www.ginnoplanroom.com).
- Abadan Regional Plan Center
- Spokane Regional Plan Center

Bid Documents: Invitation to Bid dated 04/13/2026  
Architects West Drawings dated April 10, 2026  
Architects West Specifications dated April 10, 2026  
Sample Subcontract Agreement  
Sample Certificate of Insurance

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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 upgrades to the parking lot 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 32 – Site Concrete

### 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.

#### 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 Earthwork 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. **Inclusions to include but not limited to:**
  - a. Mobilization
  - b. Removal of existing asphalt, concrete, curbs, sidewalks, wheel stops, and abandoned underground materials encountered within scope.
  - c. Waste dumpster to be provided by Ginno
  - d. Dust control including watering and soil surface stabilization.
  - e. Installation of bollards
8. **Specifications to include but not limited to:**
  - a. Division 01 General Requirements
  - b. Division 321313 Concrete Paving

**Alternates:**

**1. Alternate Number (2)**

- a. Alternate bid: Supply and installation of new sidewalk shown as Alt #2 on project documents.
- b. Base bid: Existing sidewalk shown as Alt #2 to remain

**Exclusions:**

1. Site survey or staking
2. Special inspections and testing
3. Demo of existing sidewalk in base bid or alternate #2

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4. Stamped or sealed slabs
5. Excavation and removal of unsuitable soils or import of structural fill
6. Supply of bollards
7. Topsoil for any landscape areas
8. Street obstruction closure permits
9. Concrete washout pit
10. Payment and Performance bond
11. Bid bond

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# 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

**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 land 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.: FIVE5569430A 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