



WEST BONNER COUNTY SCHOOL DISTRICT #83

134 Main St., Priest River, ID 83856

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FORESTRY BUILDING INFORMATION BOARD OF TRUSTEES November 19, 2025

The following information was reviewed in a phone conversation with Architects West, which serves as the Architect and Project Manager:

- The bids coming in higher than anticipated was not unusual because the building was at first a metal building, then redesigned to its current wood frame structure.
- The original plan for a \$500 K building was not to be a completed project.
- \$113,000 was the cost for the wood frame structure after the donation from Idaho Forest Group brought the cost down.
- The building location played a factor in the bids as there were utility concerns and demolition of the asphalt.
- Marcus Valentine, Project Manager, had conversations with GINNO Construction to bring the cost down through Value Engineering. For example,
 - deleting the outdoor area would bring the cost down about \$12,000, and it would be more than \$12,000 to build the outdoor area on at a later time.
 - taking the bathroom out would save on expense, however, the County Planner indicated the structure needed a restroom that would include water and sewer.
- The bid came in at \$173/sf and with current construction it would be over \$200/sf with a finished building and classroom.
- Electrical subcontractors were in all the bids and electrical wasn't included in the original project.
- The Board of Trustees could reject all of the bids and 80% of those that bid would not bid again.
- There were seven (7) bids along with subcontractors and this was an excellent response.
- The project was advertised in the Daily Bee and Spokesman Review.

\$192,824.19 remains in the HB292 account.