



**CITY OF SANDPOINT**  
Infrastructure & Development Services  
**CONTRACT CHANGE ORDER**

Date: 4/24/2024

**Travers Park Ph 1- CM/CG**

**Contractor:** **Ginno Construction, Inc.**

Change Order No: 4

Project No: A23-5300-5

This change order shall be full payment and final settlement of all claims for Contract time and for all costs of any kind, including costs of delays and inefficiency, related to any Work either covered or affected by the change, including all direct, indirect, impact, reduced productivity, costs due to extended schedule duration and any other claim by Contractor. By signing this change order, the Contractor waives any additional entitlement to additional compensation or schedule extension.

The following changes to the contract documents are issued:

<i>Item</i>	<i>Description</i>	<i>Change In Contract Price</i>
1	<u><b>Scope:</b></u>	<b>(\$6,991.38)</b>
	<u><b>PCO-008 - VE OH Doors &amp; Increase OH Door A103A</b></u>	
	<u><b>Justification: Contract Change Order</b></u>	
	Value Engineer overhead doors and increase OH door A103A to 12'x12' in lieu of 10'x10'	
2	<u><b>Scope:</b></u>	<b>\$9,567.94</b>
	<u><b>PCO-009 - Add: 2'Concrete Apron East &amp; West of Building</b></u>	
	<u><b>Justification: Contract Change Order</b></u>	
	Add 2' strip of concrete along east and west side of building to help accommodate a superior asphalt paving tolerance	
3	<u><b>Scope:</b></u>	<b>\$58,566.43</b>
	<u><b>PCO-011 - Additional Sawdust Over-Excavation</b></u>	
	<u><b>Justification: Contract Change Order</b></u>	
	Upon completion of over excavating the sawdust within building footprint it was discovered that there was additional cubic yards hauled than originally anticipated. Price is for added Loads. Overland agreed to incorporate moving topsoil for dreamlands scope down to grade over to stockpile, moving stockpiled material off railroad ROW and shaping pile in this price. Excludes Excavating any unsuitable material at mound near skatepark.	
5	<u><b>Scope:</b></u>	<b>\$11,706.87</b>
	<u><b>RFP-006 - Pathway Paving</b></u>	
	<u><b>Justification: Contract Change Order</b></u>	
	Pave existing pathway north and east side of tennis courts	
6	<u><b>Scope:</b></u>	<b>\$13,853.29</b>
	<u><b>RFP-004 - Extend Storm Drain for Dreamland</b></u>	
	<u><b>Justification: Contract Change Order</b></u>	
	Extend storm drain to incorporate drainage for dreamland scope	

Original Contract Amount: \$20,000.00  
 Prior Approved Change Order #1: \$26,500.00  
 Prior Approved Change Order #2: \$4,190,000.00  
 Prior Approved Change Order #3: \$3,046,839.35  
 Previously Approved Contract Amount: \$7,283,339.35

**Current Change Order Price:** **\$86,703.15**  
**New Contract Price:** **\$7,370,042.50**

Time provided for completion in the contract is:

*[ ] unchanged, [X] increased, [ ] decreased by 21 calendar days.  
The Substantial Completion date for this contract is December 23, 2024.*

*This document will become an amendment to the contract and all provisions of the contract will apply hereto.*

Accepted By: \_\_\_\_\_  
Contractor (Ginno Construction Co.) \_\_\_\_\_ Date \_\_\_\_\_

Recommended By: \_\_\_\_\_  
Architect (ALSC Architects) \_\_\_\_\_ Date \_\_\_\_\_

Recommended By: \_\_\_\_\_  
City of Sandpoint, Project Manager \_\_\_\_\_ Date \_\_\_\_\_

Approved By: \_\_\_\_\_  
City of Sandpoint, Community Planning & Development Director \_\_\_\_\_ Date \_\_\_\_\_

Approved By: \_\_\_\_\_  
Mayor (if required) \_\_\_\_\_ Date \_\_\_\_\_

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Ginno Construction Company  
3893 North Schreiber Way  
Coeur d'Alene, Idaho 83815  
Phone: (208) 667-5560



Project: 23-10 - Travers Park Reno: Phase 1  
2016 Pine Street  
Sandpoint, Idaho 83864

## Prime Contract Change Order #004: OH Doors, Aprons, Lighting, Sawdust, Paving, Storm Drain

TO:	City of Sandpoint 1123 Lake St. Sandpoint, Idaho 83864	FROM:	Ginno Construction Company 3893 North Schreiber Way Coeur d'Alene Idaho 83815
DATE CREATED:	4/ 15 /2024	CREATED BY:	Cory Quan (Ginno Construction Company)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:	7 days	EXECUTED:	No
CONTRACT FOR:	1:Travers Park Reno: Phase 1	TOTAL AMOUNT:	\$ 86,703.15
DESCRIPTION:			
ATTACHMENTS:			

### POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
008	CE #017 - Increase OH door A103A to 12'x12'		(6,991.38)
009	CE #015 - Add: 2' Concrete apron		9,567.94
011	CE #020 - Additional Sawdust O		58,566.43
013	CE #024 - RFP-006 - Pathway Pa		11,706.87
014	CE #021 - RFP-004 - Extend Sto		13,853.29
TOTAL:			\$ 86,703.15

### CHANGE ORDER LINE ITEMS:

#### PCO # 008 : CE #017 - Increase OH door A103A to 12'x12'

#	Cost Code	Description	Type	Amount
1	13-3400 - Fab Engineered Structures	Increase size to 12'x12' OH Door (A103A)	SUBCONTRACT	\$ 1,133.00
2	08-3613 - Sectional Doors	Increase size to 12'x12' OH Door (A103A)	SUBCONTRACT	\$ 727.00
3	08-3613 - Sectional Doors	VE Base Bid: Cloplay 3200 series, Solid Panels (no windows), 10' x 10'	SUBCONTRACT	\$ 7,616.00
4	08-3613 - Sectional Doors	Deduct: OH Doors A103A & A103B from current bid	SUBCONTRACT	(\$16,010.00)
Subtotal:				(\$6,534.00)
Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.				(65.34)
OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.				(392.04)
Grand Total:				(\$6,991.38)

**PCO # 009 : CE #015 - Add: 2' Concrete apron**

#	Cost Code	Description	Type	Amount
1	03-3100 - Structural Concrete-Foundation	2' Add: Concrete 2' apron along East and West sides of building	SUBCONTRACT	\$ 8,692.00
2	32-1216 - Asphalt Paving	2' Credit: reduced tonnage of Asphalt	SUBCONTRACT	(\$2,050.00)
3	01-4005 - Foreman	2' Add: Ginno Labor	LABOR	\$ 1,500.00
4	01-7030 - Small Tools	2' Add: Ginno Materials	OTHER	\$ 800.00
<b>Subtotal:</b>				\$8,942.00
<b>Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.</b>				89.42
<b>OH&amp;P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.</b>				536.52
<b>Grand Total:</b>				<b>\$9,567.94</b>

**PCO # 011 : CE #020 - Additional Sawdust O**

#	Cost Code	Description	Type	Amount
1	31-1000 - Earthwork	Final Invoice (CCD-2 Sawdust Over Ex)	SUBCONTRACT	\$ 341,410.98
2	31-1000 - Earthwork	Previously Approved Amount Included in Change Order 003	SUBCONTRACT	(\$286,676.00)
<b>Subtotal:</b>				\$54,734.98
<b>Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.</b>				547.35
<b>OH&amp;P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.</b>				3,284.10
<b>Grand Total:</b>				<b>\$58,566.43</b>

**PCO # 013 : CE #024 - RFP-006 - Pathway Pa**

#	Cost Code	Description	Type	Amount
1	32-1216 - Asphalt Paving	RFP No.6 - Pathway Paving	SUBCONTRACT	\$ 10,331.00
2	01-4000 - Superintendent	Additional Coordination	LABOR	\$ 260.00
3	01-5025 - Temporary Fencing	Additional Fencing / Pedestrian Traffic Control	RENTAL	\$ 350.00
<b>Subtotal:</b>				\$10,941.00
<b>Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.</b>				109.41
<b>OH&amp;P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.</b>				656.46
<b>Grand Total:</b>				<b>\$11,706.87</b>

**PCO # 014 : CE #021 - RFP-004 - Extend Sto**

#	Cost Code	Description	Type	Amount
1	31-1000 - Earthwork	RFP-004 - Extend Storm Drain	SUBCONTRACT	\$ 12,297.00
2	32-1216 - Asphalt Paving	RFP-004 Additionaonal Asphalt Paving	SUBCONTRACT	\$ 0.00
3	01-4000 - Superintendent	Labor for Coordination	LABOR	\$ 650.00
<b>Subtotal:</b>				\$12,947.00
<b>Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.</b>				129.47
<b>OH&amp;P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.</b>				776.82
<b>Grand Total:</b>				<b>\$13,853.29</b>

The original (Contract Sum)	\$ 20,000.00
Net change by previously authorized Change Orders	\$ 7,263,339.35
The contract sum prior to this Change Order was	\$ 7,283,339.35
The contract sum would be changed by this Change Order in the amount of	\$ 86,703.15
The new contract sum including this Change Order will be	\$ 7,370,042.50
The contract time will be increased by this Change Order by 7 days	





**Rustin Hall (ALSC Architects)**  
203 N. Washington Suite 400  
Spokane Washington 99201

**City of Sandpoint**  
1123 Lake St.  
Sandpoint Idaho 83864

**Ginno Construction Company**  
3893 North Schreiber Way  
Coeur d'Alene Idaho 83815

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



Ginno Construction Company  
3893 North Schreiber Way  
Coeur d'Alene, Idaho 83815  
Phone: (208) 667-5560



Project: 23-10 - Travers Park Reno: Phase 1  
2016 Pine Street  
Sandpoint, Idaho 83864

## Prime Contract Potential Change Order #009: CE #015 - Add: 2' Concrete apron

TO:	City of Sandpoint 1123 Lake St. Sandpoint Idaho, 83864	FROM:	Ginno Construction Company 3893 North Schreiber Way Coeur d'Alene Idaho, 83815
PCO NUMBER/REVISION:	009 / 0	CONTRACT:	1 - Travers Park Reno: Phase 1
REQUEST RECEIVED FROM:		CREATED BY:	Cory Quan (Ginno Construction Company)
STATUS:	Pending - In Review	CREATED DATE:	3/6 /2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
		TOTAL AMOUNT:	\$9,567.94

POTENTIAL CHANGE ORDER TITLE: CE #015 - Add: 2' Concrete apron

CHANGE REASON: Proposal Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #015 - Add: Concrete apron along East and West sides of building

Add: Concrete apron along East and West sides of building

Add: 6,518.44 for 4' Apron in lieu of 2'

ATTACHMENTS:

[Apron Option 2ft.pdf](#)

#	Cost Code	Description	Type	Amount
1	03-3100 - Structural Concrete-Foundation	2' Add: Concrete 2' apron along East and West sides of building	SUBCONTRACT	\$ 8,692.00
2	32-1216 - Asphalt Paving	2' Credit: reduced tonnage of Asphalt	SUBCONTRACT	(\$2,050.00)
3	01-4005 - Foreman	2' Add: Ginno Labor	LABOR	\$ 1,500.00
4	01-7030 - Small Tools	2' Add: Ginno Materials	OTHER	\$ 800.00
Subtotal:				\$8,942.00
Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.				\$ 89.42
OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.				\$ 536.52
Grand Total:				\$9,567.94



**Rustin Hall (ALSC Architects)**  
203 N. Washington Suite 400  
Spokane Washington 99201

**City of Sandpoint**  
1123 Lake St.  
Sandpoint Idaho 83864

**Ginno Construction Company**  
3893 North Schreiber Way  
Coeur d'Alene Idaho 83815

Cory Quan - 3.12.24

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



**SPOKANE**

203 N Washington

Suite 400

Spokane, WA

99201

P 509.838.8568

alscarchitects.com

## REQUEST FOR PROPOSAL NO: 002

Project Name: Travers Park Recreation Center

Owner: City of Sandpoint

Contractor: Ginno Construction Company

Job Number: 2023-011

Page 1 of \_2\_

TO: Ginno Construction Company, Contractor, please furnish your proposal for performing the changes outlined below and/or detailed on the attachments referred to:

Provide concrete slab on grade 'apron' at 2' depth along east and west sides of asphalt court area per attached modified detail E2/A-511.

ALSC Architects, P.S.

By Gale Stanley

Date: 3/12/24

### PROPOSAL:

To the Owner: We propose to perform all changes described in the above request for a total ADDITION/~~DEDUCTION~~ (cross out one) to the contract sum of:

Nine thousand five hundred sixty seven and 94/100 \$ 9,567.94

(not including Sales Tax)

We have attached cost estimate detail sheets, and the foregoing amount covers all direct and indirect costs related to this proposal and to the effect of the proposal on the remainder of the project. All other provisions of the contract remain in full force and effect. We request the completion date be EXTENDED/REDUCED (cross one out) \_\_\_\_\_ calendar days because of this work. The Contractor agrees to be bound to this proposal quotation for sixty (60) days after this date.

\_\_\_\_\_  
Contractor By \_\_\_\_\_ Date \_\_\_\_\_

### RECOMMENDATION:

TO: Owner, we have examined the foregoing proposal and find it to be appropriate for the request. We recommend its acceptance.

ALSC Architects, P.S.

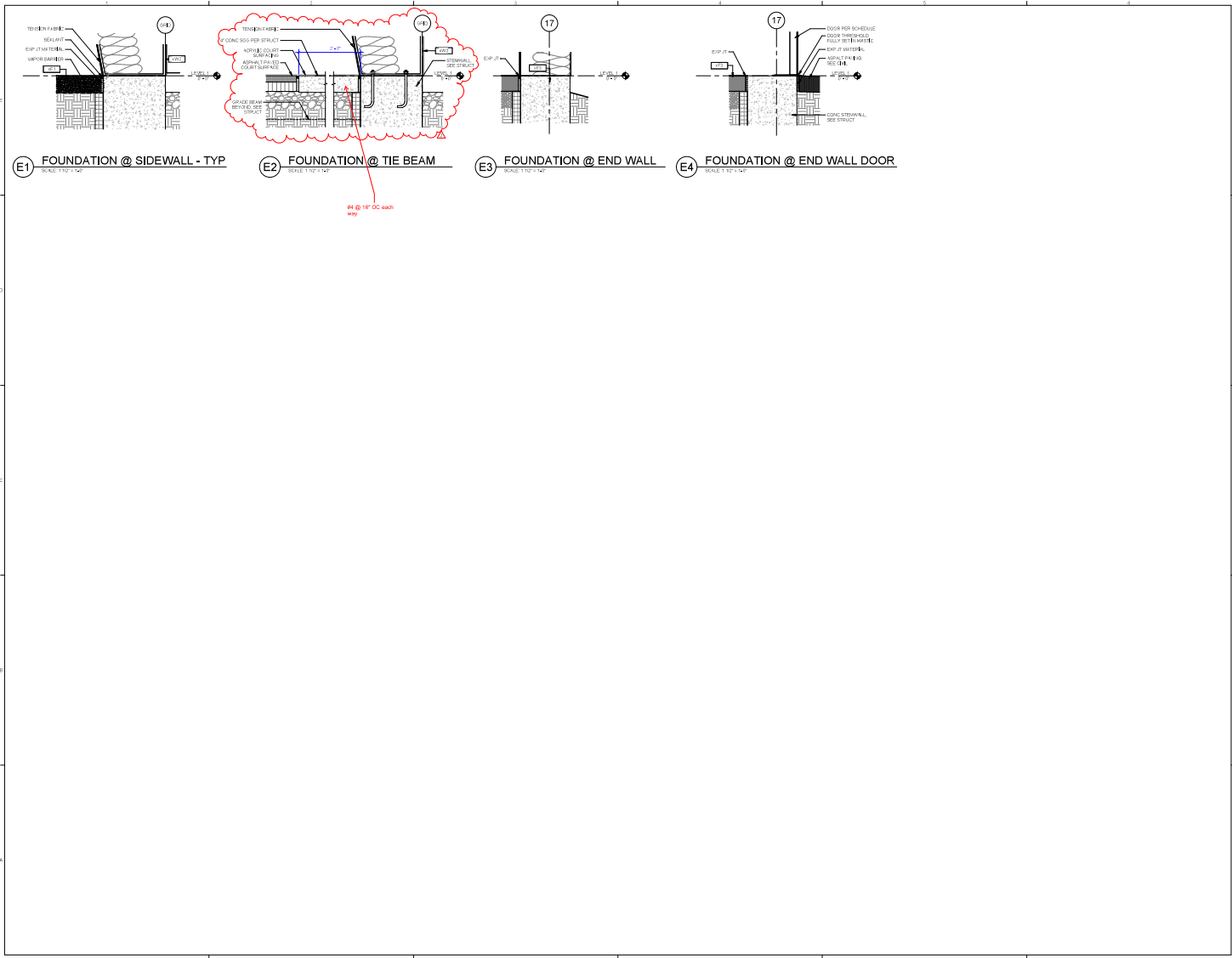
By \_\_\_\_\_

Date: \_\_\_\_\_

### PROPOSAL ACCEPTANCE:

The Owner hereby accepts the foregoing proposal. This instrument, when signed below, constitutes the conditions upon which a Change Order will be issued.

\_\_\_\_\_  
Owner By \_\_\_\_\_ Date \_\_\_\_\_



TRAVERS  
PARK  
RECREATION  
CENTER

CONSTRUCTION  
DOCUMENTS

REV	DATE	DESCRIPTION
1	11/11/2024	ISSUED FOR PERMIT
2	11/11/2024	ISSUED FOR PERMIT
3	11/11/2024	ISSUED FOR PERMIT
4	11/11/2024	ISSUED FOR PERMIT
5	11/11/2024	ISSUED FOR PERMIT
6	11/11/2024	ISSUED FOR PERMIT
7	11/11/2024	ISSUED FOR PERMIT
8	11/11/2024	ISSUED FOR PERMIT
9	11/11/2024	ISSUED FOR PERMIT
10	11/11/2024	ISSUED FOR PERMIT

PROJECT NO. 2024-11  
DRAWN: OSBM  
PROJECT NO. 05  
DATE: 11/11/2024

© AISC ARCHITECTS, P.C.

EXTERIOR  
DETAILS

White Diamond Concrete LLC

Printed: Mar 5, 2024

1869 E Seltice Way Ste 526, Post Falls, ID 83854

Phone: 208-967-5660

**Owner Info**

Ginno Construction Co  
3893 N Schreiber Way  
Coeur D Alene, ID 83814

**Job Info**

2016 Pine St  
Sandpoint, ID 83864

**Change Order ID**

CO-0002

**2313 - Travers Park**

CO ID	Created / Approved Date	Price
CO-0002	Created: Mar 5, 2024	\$8,692.00

**Description**

Alt. 4" Apron Pour Inside of Building

Change order is for 4" broomed concrete strip with #4 rebar @ 24" o.c. and saw cut control joints at edges of building along grid lines H & A

Items		Price
2' Concrete Strip Option 1400 - Concrete Slab On Grade		\$7,192.00
Concrete Pump 1700 - Concrete Pumping		\$1,500.00

Status	Signature	Date
Approved by: _____		___/___/___

**Approval Comments**

I confirm that my action here represents my electronic signature and is binding.

TOTAL AMOUNT OF CHANGE ORDER:

\$8,692.00



Serving the great northwest since 1975.

**ROCK • ASPHALT • CONCRETE**  
Sandpoint, ID • 208-263-4800

<b>To:</b> Ginno Construction <b>Address:</b> 3893 N. Schreiber Way Coeur D' Alene, ID 83815	<b>Contact:</b> <b>Phone:</b> (208) 667-5560 <b>Fax:</b> (208) 665-0471
<b>Project Name:</b> Travers Park Interior Asphalt Reduction <b>Project Location:</b>	<b>Bid Number:</b> 24038 <b>Bid Date:</b> 2/28/2024

We are pleased to submit the following estimate for your consideration

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Reduction In Price For 2' Wide Concrete Edging On East And West Sides Of Building	1.00	LS	\$2,050.00	\$2,050.00
Reduction In Price For 4' Wide Concrete Edging On East And West Sides Of Building	1.00	LS	\$4,100.00	\$4,100.00

**Notes:**

- It is understood that the above is an estimate of the quantities to be done and that the payment shall be made at the stated unit prices on the actual quantities of work performed by the company as determined upon completion of work
- ITD Public Works: 11242-AAA-4  
WA Contractor # WOODSCH121DQ  
MT Contractor # 14219  
Construction Contracting Business: RCE-1911
- Prices may be withdrawn if not accepted within 15 days of receiving this proposal

**Payment Terms:**

Payment is due within 30 days upon receiving invoice

<b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted. <b>Buyer:</b> _____ <b>Signature:</b> _____ <b>Date of Acceptance:</b> _____	<b>CONFIRMED:</b> <b>Wood's Crushing And Hauling Inc.</b>  <b>Authorized Signature:</b> _____ <b>Estimator:</b> Scott Wood
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Ginno Construction Company  
3893 North Schreiber Way  
Coeur d'Alene, Idaho 83815  
Phone: (208) 667-5560



Project: 23-10 - Travers Park Reno: Phase 1  
2016 Pine Street  
Sandpoint, Idaho 83864

## Prime Contract Potential Change Order #008: CE #017 - Increase OH door A103A to 12'x12'

TO:	City of Sandpoint 1123 Lake St. Sandpoint Idaho, 83864	FROM:	Ginno Construction Company 3893 North Schreiber Way Coeur d'Alene Idaho, 83815
PCO NUMBER/REVISION:	008 / 0	CONTRACT:	1 - Travers Park Reno: Phase 1
REQUEST RECEIVED FROM:		CREATED BY:	Cory Quan (Ginno Construction Company)
STATUS:	Pending - In Review	CREATED DATE:	3/4 /2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
		TOTAL AMOUNT:	(\$6,991.38)

POTENTIAL CHANGE ORDER TITLE: CE #017 - Increase OH door A103A to 12'x12'

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #017 - Increase size of OH Door (A103A)

Increase size of OH Door (A103A) to allow for Asphalt Paving Equipment access

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	13-3400 - Fab Engineered Structures	Increase size to 12'x12' OH Door (A103A)	SUBCONTRACT	\$ 1,133.00
2	08-3613 - Sectional Doors	Increase size to 12'x12' OH Door (A103A)	SUBCONTRACT	\$ 727.00
3	08-3613 - Sectional Doors	VE Base Bid: Cloplay 3200 series, Solid Panels (no windows), 10' x 10'	SUBCONTRACT	\$ 7,616.00
4	08-3613 - Sectional Doors	Deduct: OH Doors A103A & A103B from current bid	SUBCONTRACT	(\$16,010.00)
Subtotal:				(\$6,534.00)
Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.				(\$65.34)
OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.				(\$392.04)
Grand Total:				(\$6,991.38)





**Rustin Hall (ALSC Architects)**  
203 N. Washington Suite 400  
Spokane Washington 99201

**City of Sandpoint**  
1123 Lake St.  
Sandpoint Idaho 83864

**Ginno Construction Company**  
3893 North Schreiber Way  
Coeur d'Alene Idaho 83815

Cory Quan - 3.12.24

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



## REQUEST FOR PROPOSAL NO: 003

Project Name: Travers Park Recreation Center

Owner: City of Sandpoint

Contractor: Ginno Construction Company

Job Number: 2023-011

### SPOKANE

203 N Washington

Suite 400

Spokane, WA

99201

P 509.838.8568

alscarchitects.com

Page 1 of \_1\_

TO: Ginno Construction Company, Contractor, please furnish your proposal for performing the changes outlined below and/or detailed on the attachments referred to:

Revise door 103A to be 12' wide x 12' high and revise type to be solid insulated panels in lieu of specified glazed.  
Revise door 103B to be solid insulated panels in lieu of specified glazed.

ALSC Architects, P.S.

By Gale Stanley

Date: 3/12/24

### PROPOSAL:

To the Owner: We propose to perform all changes described in the above request for a total ~~ADDITION~~/DEDUCTION (cross out one) to the contract sum of:

Six thousand nine hundred ninety one and 38/100

\$ 6,991.38

(not including Sales Tax)

We have attached cost estimate detail sheets, and the foregoing amount covers all direct and indirect costs related to this proposal and to the effect of the proposal on the remainder of the project. All other provisions of the contract remain in full force and effect. We request the completion date be EXTENDED/REDUCED (cross one out) \_\_\_\_\_ calendar days because of this work. The Contractor agrees to be bound to this proposal quotation for sixty (60) days after this date.

\_\_\_\_\_  
Contractor By \_\_\_\_\_ Date \_\_\_\_\_

### RECOMMENDATION:

TO: Owner, we have examined the foregoing proposal and find it to be appropriate for the request. We recommend its acceptance.

ALSC Architects, P.S.

By \_\_\_\_\_

Date: \_\_\_\_\_

### PROPOSAL ACCEPTANCE:

The Owner hereby accepts the foregoing proposal. This instrument, when signed below, constitutes the conditions upon which a Change Order will be issued.

\_\_\_\_\_  
Owner By \_\_\_\_\_ Date \_\_\_\_\_



8622 E Rockwell Ave  
Spokane WA 99212

Showroom at  
12718 East Indiana Avenue  
Spokane Valley, WA 99216  
(509) 921-2260

Estimate 50562285  
Job  
Estimate Date 2/28/2024

**Billing Address**  
Ginno Construction  
3893 N Schreiber Way  
Coeur d'Alene, ID 83815-8362 USA

**Job Address**  
Travers Park  
2016 Pine Street  
Sandpoint, ID 83864 USA

#### Estimate Details

Travers Park VE options: Value Engineered options for Travers Park Courts

Task #	Description	Quantity	Your Price	Your Total
CBill Misc	remove doors A103A & B as model 904	2.00	\$-8,005.00	\$-16,010.00
3200-CB	10-2 x 10-0	0.00	\$3,808.00	\$7,616.00
3200-CB	10-2 x 12-0	Add: \$453 ea	\$4,261.00	\$0.00
3200-CB	12-2 x 12-0	Add: \$727 ea	\$4,535.00	\$0.00

**Sub-Total** \$-16,010.00

**Total** \$-16,010.00

Thank you for choosing Continental Door Company.

+ \$7,616 = -\$8,394

\*Excludes backing, blocking, opening preparation, and field painting.

\*Excludes any and all electrical wiring for motors, controls, and safety devices.

\*Please Note: Price reflects current market pricing, only good for 30 days. To lock in pricing of above described work Continental Door must receive:

1. Signed proposal/contract
2. Approved submittal drawings
3. Guaranteed dimensions provided by customer or site visit by Continental Door
4. Projected install date of products.

If product is ordered and delivered to your job site prior to install date, contractor and/or owner is responsible for secure storage and accepting progress bill for materials stored.

Be advised, current lead times may be longer then before the pandemic.

## Travers Park - increase the size of one OHD

Troy Jurek <tjurek@legacybuildingsolutions.com>

Thu 2/29/2024 11:30 AM

To: Isaiah Yandt <isaiah@ginnoconstruction.com>; Cory Quan <cory@ginnoconstruction.com>

Cc: Theresa Martin <tmartin@legacybuildingsolutions.com>; Shannon Humbert <shumbert@legacybuildingsolutions.com>; Eric Donnay <edonnay@legacybuildingsolutions.com>; Jeremy Sanden <jsanden@legacybuildingsolutions.com>

Good afternoon.

Following up on yesterday's conversation, pricing is shown below for increasing one (1) overhead door in size from the current 10'x10' size.

Increase to 10'x12': \$300

Increase to 12'x12': \$1,133

Please let us know as soon as possible if you wish to make a change, so we can document everything and get this scheduled in Drafting.

Thank you.



**Troy Jurek**

Operations

O: 320.258.0504

C: 320.290.6688

[tjurek@legacybuilding solutions.com](mailto:tjurek@legacybuilding solutions.com)

[legacybuildingsolutions.com](http://legacybuildingsolutions.com)

---

**From:** Troy Jurek

**Sent:** Friday, February 23, 2024 6:57 AM

**To:** Ginno - Isaiah Yandt <isaiah@ginnoconstruction.com>; cory@ginnoconstruction.com

**Cc:** Theresa Martin <tmartin@legacybuildingsolutions.com>; Shannon Humbert <shumbert@legacybuildingsolutions.com>; Eric Donnay <edonnay@legacybuildingsolutions.com>; Jeremy Sanden <jsanden@legacybuildingsolutions.com>

**Subject:** your voicemail re: OHD size

Good morning, Isaiah.

In response to your inquiry regarding the potential for the overhead door(s) to increase in size from 10'x10' to 12'x12', I cannot offer you a complete answer at this time but can offer the following.

You have our drawings, so you can see the opening that is framed in the sidewall for the door currently. There is not a lot of room to move the entire opening upward, but I would say it appears likely that with a change in the track (angle), you could likely find a 12'-t door that will fit.

We would be looking at \$500 +/- for redrafting all the details for a change in OHD size. It would not be until this process was completed that I could also confirm the materials cost impact of the change. I am guessing we could be looking at \$1,000+ per door for modified components, plus freight cost to get the materials to site.

I hope this is enough information to allow for a decision to be made. Please let us know what you need from us next. Thank you.

# CLOPAY COMMERCIAL – MODELS 3200, 3211, 3213

## energy series



*Model 3200, 24'2" x 16' Door; Shown with 24" x 8" Lites*

## POLYSTYRENE INSULATED STEEL DOOR

Clopay Models 3200, 3211 and 3213 are high-quality doors designed for commercial and industrial facilities, providing the durability of a full 24 gauge, heavy-duty exterior steel skin in an energy-efficient door system. R-Value 9.1.

- Bonded polystyrene insulation and thermal break for enhanced comfort.
- Three-layer construction with steel and insulation for increased durability.
- Three-stage paint process delivers a virtually maintenance-free finish.
- Injection-molded lite frames with integral weatherseal are durable and seal against the elements. Many glass options available for visibility, privacy or energy efficiency.

[clopaycommercial.com](http://clopaycommercial.com)



Steel skins are protected through a tough, layered coating system, including a hot-dipped galvanized layer, a protective metal oxide pretreatment and a baked-on primer and top coat. Ten-year warranty against rust-through.

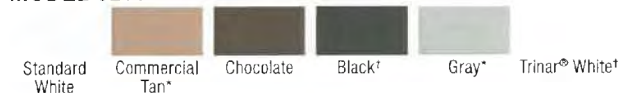


## PANEL DESIGNS



## COLOR OPTIONS

### MODEL 3200



### ADDITIONAL COLORS FOR MODELS 3211, 3213



\* Not available on Models 3211 and 3213.

† Additional charges apply.

Due to the printing process, colors may vary.

## CUSTOM PAINT OPTION



Color Blast® finish offers more than 1,500 Sherwin-Williams® color options to complement your building design. This durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.

Due to solar reflective formulation to meet greater than a 38 LRV, some colors may not be available.

## FEATURES

### STANDARD HARDWARE

TPE astragal in corrosion-resistant retainer  
Commercial 10-ball steel rollers (nylon tires available)  
Steel step plate and lift handle  
Galvanized steel end stiles  
Inside slide lock for increased security  
2" or 3" track  
10,000 cycle springs  
Galvanized aircraft cable with minimum 7:1 safety factor  
Variety of track configurations to meet building specifications

### MATERIALS AND CONSTRUCTION

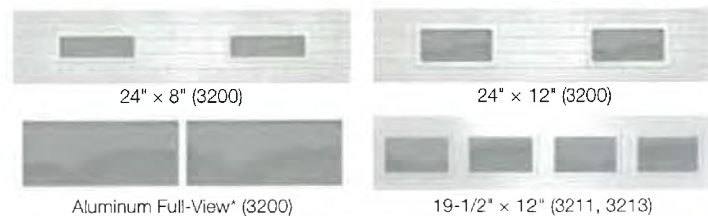
Panel Thickness	2"
Insulation	2" bonded polystyrene
R-value	9.1*
U-Factor	0.23
Air Infiltration	0.34 cfm/ft <sup>2</sup>
Thermal Break	Continuous silicone filled
Exterior Steel	24 gauge (.58 mm)
Interior Steel	27 gauge (.41 mm)
Exterior Surface	Stucco embossed, minor ribbed (3200) Woodgrain embossed, flush (3211) Woodgrain embossed, elegant raised (3213)
Max Width	3200: 26'2"; 3211/3213: 20'2"
Max Height	3200: 24'; 3211/3213: 18'
Exterior Colors	Standard White, Almond, Desert Tan, Sandtone, Commercial Tan, Chocolate, Black, Gray, Trinar® White and Trinar® Beige. Also available in Color Blast® finish.
Interior Color	Standard White
Limited Warranties	10-year standard paint 5-year delamination 5-year Color Blast® finish 1-year material and workmanship

\* Calculated door section R-value is in accordance with DASMA TDS-163.

For special sizes, applications and options, consult customer service at 1-800-526-4301.

## ADDITIONAL OPTIONS

### WINDOW OPTIONS



\* Intellicore® polyurethane insulated option also available.

Model 3200 is available with insulated or insulated tempered glass. Full-view section, preprinted Standard White or Chocolate; glazing options include DSB, plexiglass, wire and insulated glass. Models 3211 and 3213 are available with DSB, plexiglass and insulated glass.

### HEAVY-DUTY HARDWARE (where not standard)



Double-end hinge

3" Track

High performance hardware features 10 gauge end hinges, heavy-duty top bracket and 3" sealed roller with 5/8" stem.

### MULLIONS



Carry-away, roll-away or swing-up mullions are available on select sizes.

### BREAK-AWAY SECTION



Single section and double sections available on select sizes. (3200)

### PASS DOOR



32" wide x 80" high, max 16'2" wide section. (3200)

### EXHAUST PORT



Can be cut into any type of sectional door. Available in select sizes.

### SAFE-T-STOP™ CHAIN HOIST



Hand chain hoist with an integral braking system providing controlled descent for sectional doors.



WindCode® design pressure (DP) up to 52 PSF depending on size. Models tested 50% greater than DP.

Clopay

EXTENDED  
8-YEAR  
HARDWARE  
WARRANTY

Upgrade your standard door with industrial-grade components.

### HIGH CYCLE SPRINGS



25,000, 50,000 or 100,000 cycle springs available.



### CODE COMPLIANT

This Clopay door complies with the 2015 IECC (International Energy Conservation Code) with an air infiltration rating of .40 cfm/ft<sup>2</sup> or less (IECC, Section 402.5.2), and also meets the U-factor requirement of 0.37 or less (IECC, Section C402.4, for Climate Zones 1 through 8).



For more information on these and other Clopay products, visit [clopaycommercial.com](http://clopaycommercial.com). Architects and specifiers, visit [architectdoorhelp.com](http://architectdoorhelp.com).

MADE IN USA

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ARCAT



IDA [www.doors.org](http://www.doors.org)

CMDC-3200-00\_REV0223



Ginno Construction Company  
3893 North Schreiber Way  
Coeur d'Alene, Idaho 83815  
Phone: (208) 667-5560



Project: 23-10 - Travers Park Reno: Phase 1  
2016 Pine Street  
Sandpoint, Idaho 83864

## Prime Contract Potential Change Order #011: CE #020 - Additional Sawdust O

TO:	City of Sandpoint 1123 Lake St. Sandpoint Idaho, 83864	FROM:	Ginno Construction Company 3893 North Schreiber Way Coeur d'Alene Idaho, 83815
PCO NUMBER/REVISION:	011 / 0	CONTRACT:	1 - Travers Park Reno: Phase 1
REQUEST RECEIVED FROM:		CREATED BY:	Cory Quan (Ginno Construction Company)
STATUS:	Pending - In Review	CREATED DATE:	3/21 /2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
		TOTAL AMOUNT:	\$58,566.43

POTENTIAL CHANGE ORDER TITLE: CE #020 - Additional Sawdust O

CHANGE REASON: Unforeseeable Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #020 - Additional Sawdust Over Ex (CCD-2)

Additional Sawdust Over Ex (CCD-2)

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	31-1000 - Earthwork	Final Invoice (CCD-2 Sawdust Over Ex)	SUBCONTRACT	\$ 341,410.98
2	31-1000 - Earthwork	Previously Approved Amount Included in Change Order 003	SUBCONTRACT	(\$286,676.00)
Subtotal:				\$54,734.98
Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.				\$ 547.35
OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.				\$ 3,284.10
Grand Total:				\$58,566.43

Rustin Hall (ALSC Architects)  
203 N. Washington Suite 400  
Spokane Washington 99201

City of Sandpoint  
1123 Lake St.  
Sandpoint Idaho 83864

Ginno Construction Company  
3893 North Schreiber Way  
Coeur d'Alene Idaho 83815

Cory Quan - 3.21.24

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Overland Excavation Inc.

PO Box 1071  
Sandpoint Idaho 83864  
RCE255  
OVERLEI951LE

Invoice

Date	Invoice #
2/12/2024	17024

Bill To
Ginno Construction Travers Park

P.O. No.	Terms	Project

Description	Qty	Rate	Amount
Total export material for Travers Park building pad. Grubbed and exported. (617 loads)	8,638	9.71	83,874.98T
Total import (5") material for building pad. Delivered and placed. (per invoice from pit) 656 Loads	8,668	28.00	242,704.00T
Total import (8") material required for footings. Delivered and placed. 23 Loads	412	36.00	14,832.00T

Subtotal		\$341,410.98
Sales Tax (0.00)		\$0.00
Total		\$341,410.98
Payments/Credits		\$0.00
Balance Due		\$341,410.98



Travers Park - Over Excavation Verification (CCD-2 - Sawdust Over Ex)

Approx. Excavated Footprint (SF)	26,700
Avg. Depth Excavated (ft)	7
Total CF	186,900
Total CY	6,922
Swell Factor (1.2-1.4 Per Eng.)	1.4
Adjusted CY Hauled	9,691

	Truck Type	Est. Ton	Est. Cy	Avg. Cy	Total Import Loads	Total Export Loads
Overland	Regular	16	11-13	12	80	134
Lone Mountain	DT2	17	12-14	14	65	44
Up North	Truck 1	24 ton	16-18	17	92	0
	Truck 2	17 ton	12-14	14	87	0
Dunn Trucking	All Trucks	17 ton	14-15	14	383	419

Import										Export						
Loads					Truck Capacity					Truck Capacity					Invoice	
Ticket	Date	3/4"	5"	3"-6"	8"	Sub-Totals	CY	Total CY Hauled	Notes	Waste	Notes	CY	Adjusted CY for Sawdust	Total CY Hauled	Adjusted Total CY for Sawdust	
Dunn Trucking	851595	11/7/23				0	14	0		7	Pits	14	17	98	119	
Overland Trucking		11/7/23				0	12	0		6		12	15	72	90	
Overland Trucking		11/8/23				2	12	24		2		12	15	24	30	
Dunn Trucking	851596	11/8/23		4		4	14	56		4		14	17	56	68	
Dunn Trucking	566473	11/13/23		4		4	14	56		12		14	17	168	204	
Overland Trucking		11/13/23		1		1	12	12		1		12	15	12	15	
Overland Trucking		11/16/23		4		4	12	48		3		12	15	36	45	
Dunn Trucking	566476	11/16/23		5		5	14	70		9		14	17	126	153	
Overland Trucking		11/17/23		4		4	12	48		4		12	15	48	60	
Dunn Trucking	566477	11/17/23		9		9	14	126		9		14	17	126	153	
Dunn Trucking	566478	11/20/23		7		7	14	98		7		14	17	98	119	
Dunn Trucking	851597	11/20/23		7		7	14	98	Linscott	7		14	17	98	119	
Dunn Trucking	851598	11/21/23		7		7	14	98		7	Soccerfield	14	17	98	119	
Dunn Trucking	566479	11/21/23		8		8	14	112		8		14	17	112	136	
Lone Mountain	Colton DT2	11/21/23		7		7	14	98		6		14	17	84	102	
Lone Mountain	Colton DT2	11/22/23		9		9	14	126		10		14	17	140	170	
Overland Trucking		11/22/23		13		13	12	156		8		12	15	96	120	
Dunn Trucking	851599	11/22/23		10		10	14	140		10		14	17	140	170	
Dunn Trucking	566481	11/24/23				0	14	0		13	9 to pits	14	17	182	221	
Dunn Trucking	566485	11/29/23	1	2		3	14	42		18		14	17	252	306	
Dunn Trucking	566486	11/30/23		1		1	14	14		28		14	17	392	476	
Dunn Trucking	054651	11/29/23	1	2		3	14	42		15	To Field	14	17	210	255	
Dunn Trucking	054652	11/30/23		1		1	14	14		28		14	17	392	476	
Lone Mountain	Colton DT2	11/30/23		8		8	14	112		8	Sawdust	14	17	112	136	
Lone Mountain	Colton DT2	12/1/23		8		8	14	112		9	Sawdust	14	17	126	153	
Dunn Trucking	054653	12/1/23		8		8	14	112		7	To Pits	14	17	98	119	
Dunn Trucking	566487	12/1/23		8		8	14	112		7	To Pits	14	17	98	119	
Dunn Trucking	566489	12/13/23		3	7	10	14	140				14	17	0	0	Paid via Invoice 2310_1
Lone Mountain	Colton DT2	12/13/23		4	2	6	14	84				14	17	0	0	
Overland Trucking		12/13/23		3		3	12	36				12	15	0	0	
Lone Mountain	Colton DT2	12/14/23		6	5	11	14	154				14	17	0	0	
Dunn Trucking	054654	12/14/23		8	3	11	14	154				14	17	0	0	
Dunn Trucking	566490	12/14/23		8	3	11	14	154				14	17	0	0	
Overland Trucking		12/14/23		7		7	12	84				12	15	0	0	
Lone Mountain	Colton DT2	12/15/23		1		1	14	14		10		14	17	140	170	
Dunn Trucking	054655	12/15/23		7		7	14	168				14	17	0	0	
Dunn Trucking	566491	12/15/23		7		7	14	168				14	17	0	0	
Overland Trucking		12/15/23		5		5	12	60				12	15	0	0	
Dunn Trucking	054656	12/18/23		10		10	14	140				14	17	0	0	
Lone Mountain	Colton DT2	12/18/23		10		10	14	140		1		14	17	14	17	
Dunn Trucking	566492	12/18/23		9		9	14	126				14	17	0	0	
Lone Mountain	Colton DT2	12/19/23		4		4	14	70				14	17	0	0	
Dunn Trucking	054657	12/19/23		9		9	14	126				14	17	0	0	

Dunn Trucking	566493	12/19/23	9		9	14	126			14	17	0	0	
Dunn Trucking	566494	12/22/23			0	14	0		19	14	17	266	323	
Dunn Trucking	054658	12/22/23			0	14	0		17	Other side of park	14	17	238	289
Overland Trucking		12/22/23	2		2	12	24				12	15	0	0
Dunn Trucking	054659	12/27/23		2		14	28	To Build Road	25	Other side of park	14	17	350	425
Dunn Trucking	566495	12/27/23		1	1	14	14		26		14	17	364	442
Dunn Trucking	054660	12/28/23		6		6	14	84	5	Other side of park	14	17	70	85
Dunn Trucking	566496	12/28/23		7		7	14	98			14	17	0	0
Dunn Trucking	054661	12/29/23		7		0	14	0	32	Other side of park	14	17	448	544
Dunn Trucking	566497	12/29/23				0	14	0	26		12	15	448	544
Overland Trucking		12/29/23				0	12	0			12	15	312	390
Travis Truck					7	7	24	98			16	17	0	0
Dunn Trucking	054663	1/3/24	10		10	14	140				14	17	0	0
Overland Trucking		1/3/24	8		8	12	96				12	15	0	0
Up North Hauling	Truck 2	1/3/24	9		9	14	126				14	17	0	0
Dunn Trucking	054664	1/4/24	11		11	14	154		26		14	17	0	0
Overland Trucking		1/4/24			0	12	0				12	15	312	390
Up North Hauling	Truck 1	1/4/24	10		10	17	170				17	20	0	0
Up North Hauling	Truck 2	1/4/24	10		10	14	140				14	17	0	0
Overland Trucking		1/5/24			0	12	0		27		12	15	324	405
Dunn Trucking	054655	1/5/24	11		11	14	154				14	17	0	0
Dunn Trucking	597351	1/5/24	7		7	14	98				14	17	0	0
Up North Hauling	Truck 1	1/5/24	10		10	17	170				17	20	0	0
Up North Hauling	Truck 2	1/5/24	10		10	14	140				14	17	0	0
Dunn Trucking	054666	1/8/24	12		12	14	168				14	17	0	0
Dunn Trucking	597352	1/8/24	8		8	14	112				14	17	0	0
Overland Trucking		1/8/24			0	12	0		31		12	15	372	465
Up North Hauling	Truck 2	1/8/24	12		12	14	168				14	17	0	0
Dunn Trucking	054667	1/9/24	8		8	14	112				14	17	0	0
Dunn Trucking	597353	1/9/24	9		9	14	126				14	17	0	0
Overland Trucking		1/9/24	3		3	12	36				12	15	0	0
Up North Hauling	Truck 1	1/9/24	8		8	17	136				17	20	0	0
Up North Hauling	Truck 2	1/9/24	8		8	14	112				14	17	0	0
Dunn Trucking	597354	1/10/24	11		11	14	154				14	17	0	0
Dunn Trucking	054668	1/10/24	11		11	14	154				14	17	0	0
Overland Trucking		1/10/24	10		10	12	120				12	15	0	0
Up North Hauling	Truck 1	1/10/24	11		11	17	187				17	20	0	0
Up North Hauling	Truck 2	1/10/24	8		8	14	112				14	17	0	0
Dunn Trucking	597355	1/11/24	2		2	14	28				14	17	0	0
Overland Trucking		1/11/24	1		1	12	12				12	15	0	0
Up North Hauling	Truck 1	1/11/24	2		2	17	34				17	20	0	0
Dunn Trucking	597357	1/19/24			0	14	0		23		14	17	322	391
Dunn Trucking	597358	1/23/24			0	14	0		22		14	17	308	374
Dunn Trucking	054670	1/23/24			0	14	0		22	Mud	14	17	308	374
Dunn Trucking	597359	1/24/24	10		10	14	140				14	17	0	0
Dunn Trucking	054671	1/24/24	10		10	14	140				14	17	0	0
Overland Trucking		1/24/24	5		5	12	60				12	15	0	0
Up North Hauling	Truck 1	1/24/24	10		10	17	170				17	20	0	0
Up North Hauling	Truck 2	1/24/24	10		10	14	140				14	17	0	0
Dunn Trucking	597360	1/25/24	12		12	14	168				14	17	0	0
Dunn Trucking	054672	1/25/24	12		12	14	168				14	17	0	0
Overland Trucking		1/25/24	8		8	12	96				12	15	0	0
Up North Hauling	Truck 1	1/25/24	11		11	17	187				17	20	0	0
Up North Hauling	Truck 2	1/25/24	3		3	14	42				14	17	0	0
Dunn Trucking	597361	1/26/24	12		12	14	168				14	17	0	0
Dunn Trucking	054673	1/26/24	12		12	14	168				14	17	0	0
Overland Trucking		1/26/24	1		1	12	12				12	15	0	0
Up North Hauling	Truck 1	1/26/24	13		13	17	221				17	20	0	0
Dunn Trucking	054674	1/29/24	7		7	14	98				14	17	0	0
Overland Trucking		1/29/24	3		3	12	36				12	15	0	0
Up North Hauling	Truck 1	1/29/24	10		10	17	170				17	20	0	0
Up North Hauling	Truck 2	1/29/24	10		10	14	140				14	17	0	0
Dunn Trucking	054675	1/30/24	7		7	14	98				14	17	0	0
Dunn Trucking	597362	1/30/24	7		7	14	98				14	17	0	0
Up North Hauling	Truck 1	1/30/24	7		7	17	119				17	20	0	0
Up North Hauling	Truck 2	1/30/24	7		7	14	98				14	17	0	0

Import					Export				
Total Loads Hauled by Product					Total Loads				
3/4"	5"	3"-6"	8"	Total Loads	Total CY			Total CY	Total CY
Total Hauling For Travers Park	2	657	13	42	714	10,112	597	8,090	9,881



## RE: Travers Park - Sawdust Excavation

Stephen Matkin <[smatkin@dc-engineers.com](mailto:smatkin@dc-engineers.com)>

Thu 2/22/2024 8:21 AM

To: Cory Quan <[cory@ginnoconstruction.com](mailto:cory@ginnoconstruction.com)>; Gale Stanley <[gstanley@alscarchitects.com](mailto:gstanley@alscarchitects.com)>  
Cc: Gabe Bujko <[gabe@ginnoconstruction.com](mailto:gabe@ginnoconstruction.com)>; Isaiah Yandt <[isaiah@ginnoconstruction.com](mailto:isaiah@ginnoconstruction.com)>; Cole Bitnoff <[cole@ginnoconstruction.com](mailto:cole@ginnoconstruction.com)>

You don't often get email from [smatkin@dc-engineers.com](mailto:smatkin@dc-engineers.com). [Learn why this is important](#)

I can't seem to find anything on swell factor of undocumented fill and or sawdust. I typically find the contractors use a **swell factor in the area between 1.2 and 1.4**. I would expect it to be on the higher end but I'm not certain.

I'm assuming you are planning to haul off all the sawdust, are you asking for pricing purposes?

**Stephen Matkin, PE** | Associate

**DCI ENGINEERS**, Coeur d'Alene

D: 208.820.3797 ▪ C: 509.385.1079 ▪ [smatkin@dc-engineers.com](mailto:smatkin@dc-engineers.com)

---

**From:** Cory Quan <[cory@ginnoconstruction.com](mailto:cory@ginnoconstruction.com)>

**Sent:** Wednesday, February 21, 2024 9:45 AM

**To:** Stephen Matkin <[smatkin@dc-engineers.com](mailto:smatkin@dc-engineers.com)>; Gale Stanley <[gstanley@alscarchitects.com](mailto:gstanley@alscarchitects.com)>

**Cc:** Gabe Bujko <[gabe@ginnoconstruction.com](mailto:gabe@ginnoconstruction.com)>; Isaiah Yandt <[isaiah@ginnoconstruction.com](mailto:isaiah@ginnoconstruction.com)>; Cole Bitnoff <[cole@ginnoconstruction.com](mailto:cole@ginnoconstruction.com)>

**Subject:** Re: Travers Park - Sawdust Excavation

Yes that's correct, the swell factor is what I'm referring to



**Cory Quan (Phillips)**

Ginno Construction Co. | Project Manager

Cell: 509.362.5853 | Office: 208.667.5560

3893 N. Schreiber Way | Coeur d'Alene, ID 83815

[www.ginnoconstruction.com](http://www.ginnoconstruction.com)

<http://www.ginnoconstruction.com/>

---

**From:** Stephen Matkin <[smatkin@dc-engineers.com](mailto:smatkin@dc-engineers.com)>

**Sent:** Wednesday, February 21, 2024 9:40 AM

**To:** Cory Quan <[cory@ginnoconstruction.com](mailto:cory@ginnoconstruction.com)>; Gale Stanley <[gstanley@alscarchitects.com](mailto:gstanley@alscarchitects.com)>

**Cc:** Gabe Bujko <[gabe@ginnoconstruction.com](mailto:gabe@ginnoconstruction.com)>; Isaiah Yandt <[isaiah@ginnoconstruction.com](mailto:isaiah@ginnoconstruction.com)>; Cole Bitnoff <[cole@ginnoconstruction.com](mailto:cole@ginnoconstruction.com)>

**Subject:** RE: Travers Park - Sawdust Excavation

You don't often get email from [smatkin@dc-engineers.com](mailto:smatkin@dc-engineers.com). [Learn why this is important](#)

Hi Cory- What exactly do you mean by "fluff" factor? Are you asking what the swell might be from bank cubic yard to haul cubic yard?

**Stephen Matkin, PE** | Associate

**DCI ENGINEERS**, Coeur d'Alene

D: 208.820.3797 ▪ C: 509.385.1079 ▪ [smatkin@dc-engineers.com](mailto:smatkin@dc-engineers.com)

---

**From:** Cory Quan <[cory@ginnoconstruction.com](mailto:cory@ginnoconstruction.com)>

**Sent:** Tuesday, February 20, 2024 4:27 PM

**To:** Gale Stanley <[gstanley@alscarchitects.com](mailto:gstanley@alscarchitects.com)>; Stephen Matkin <[smatkin@dc-engineers.com](mailto:smatkin@dc-engineers.com)>

**Cc:** Gabe Bujko <[gabe@ginnoconstruction.com](mailto:gabe@ginnoconstruction.com)>; Isaiah Yandt <[isaiah@ginnoconstruction.com](mailto:isaiah@ginnoconstruction.com)>; Cole Bitnoff



Ginno Construction Company  
3893 North Schreiber Way  
Coeur d'Alene, Idaho 83815  
Phone: (208) 667-5560



Project: 23-10 - Travers Park Reno: Phase 1  
2016 Pine Street  
Sandpoint, Idaho 83864

## Prime Contract Potential Change Order #013: CE #024 - RFP-006 - Pathway Pa

TO:	City of Sandpoint 1123 Lake St. Sandpoint Idaho, 83864	FROM:	Ginno Construction Company 3893 North Schreiber Way Coeur d'Alene Idaho, 83815
PCO NUMBER/REVISION:	013 / 0	CONTRACT:	1 - Travers Park Reno: Phase 1
REQUEST RECEIVED FROM:		CREATED BY:	Cory Quan (Ginno Construction Company)
STATUS:	Pending - In Review	CREATED DATE:	4/11 /2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
		TOTAL AMOUNT:	\$11,706.87

POTENTIAL CHANGE ORDER TITLE: CE #024 - RFP-006 - Pathway Pa

CHANGE REASON: Proposal Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #024 - RFP-006 - Pathway Paving  
RFP No.6 - Pathway Paving

Exclusions:  
Regrading existing pathway

ATTACHMENTS:

[RFP-6 Paved Pathway.pdf](#)

#	Cost Code	Description	Type	Amount
1	32-1216 - Asphalt Paving	RFP No.6 - Pathway Paving	SUBCONTRACT	\$ 10,331.00
2	01-4000 - Superintendent	Additional Coordination	LABOR	\$ 260.00
3	01-5025 - Temporary Fencing	Additional Fencing / Pedestrian Traffic Control	RENTAL	\$ 350.00
Subtotal:				\$10,941.00
Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.				\$ 109.41
OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.				\$ 656.46
Grand Total:				\$11,706.87



**Rustin Hall (ALSC Architects)**  
203 N. Washington Suite 400  
Spokane Washington 99201

**City of Sandpoint**  
1123 Lake St.  
Sandpoint Idaho 83864

**Ginno Construction Company**  
3893 North Schreiber Way  
Coeur d'Alene Idaho 83815

Cory Quan - 4.11.24

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



*Serving the great northwest since 1975.*

**ROCK • ASPHALT • CONCRETE**  
**Sandpoint, ID • 208-263-4800**

<b>To:</b> Ginno Construction	<b>Contact:</b>
<b>Address:</b> 3893 N. Schreiber Way Coeur D' Alene, ID 83815	<b>Phone:</b> (208) 667-5560 <b>Fax:</b> (208) 665-0471
<b>Project Name:</b> Travers Park RFP-6 Paved Pathway	<b>Bid Number:</b> 24078
<b>Project Location:</b>	<b>Bid Date:</b> 4/4/2024

We are pleased to submit the following estimate for your consideration

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Grade And Compact Existing Material 400'x8'	3,200.00	SF	\$0.23	\$736.00
Place And Compact 3/4 Minus Gravel As Needed	30.00	TON	\$54.00	\$1,620.00
2 1/2" Hot Mix Asphalt	55.00	TON	\$145.00	\$7,975.00

**Total Bid Price: \$10,331.00**

**Notes:**

- Due to fluctuating costs of fuel and asphalt oil any increase in price will be passed on to the customer
- It is understood that the above is an estimate of the quantities to be done and that the payment shall be made at the stated unit prices on the actual quantities of work performed by the company as determined upon completion of work
- ITD Public Works: 11242-AAA-4  
WA Contractor # WOODSCH121DQ  
MT Contractor # 14219  
Construction Contracting Business: RCE-1911
- Prices may be withdrawn if not accepted within 15 days of receiving this proposal

**Payment Terms:**

Payment is due within 30 days upon receiving invoice

<p><b>ACCEPTED:</b>  The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b>  <b>Wood's Crushing And Hauling Inc.</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Scott Wood</p>
--	---



**SPOKANE**

203 N Washington

Suite 400

Spokane, WA

99201

p 509.838.8568

alscarchitects.com

## REQUEST FOR PROPOSAL NO: 006

Project Name: Travers Park Recreation Center

Owner: City of Sandpoint

Contractor: Ginno Construction Company

Job Number: 2023-011

Page 1 of \_1\_

TO: Ginno Construction Company, Contractor, please furnish your proposal for performing the changes outlined below and/or detailed on the attachments referred to:

Provide asphalt paving at the pathway to the east of the exterior tennis courts in lieu of gravel. See attached site plan showing extent of additional paving highlighted in red.

ALSC Architects, P.S.

By Gale Stanley

Date: 4/3/24

### PROPOSAL:

To the Owner: We propose to perform all changes described in the above request for a total ADDITION/DEDUCTION (cross out one) to the contract sum of:

\$ \_\_\_\_\_

(not including Sales Tax)

We have attached cost estimate detail sheets, and the foregoing amount covers all direct and indirect costs related to this proposal and to the effect of the proposal on the remainder of the project. All other provisions of the contract remain in full force and effect. We request the completion date be EXTENDED/REDUCED (cross one out) \_\_\_\_\_ calendar days because of this work. The Contractor agrees to be bound to this proposal quotation for sixty (60) days after this date.

By \_\_\_\_\_

Date \_\_\_\_\_

Contractor

### RECOMMENDATION:

TO: Owner, we have examined the foregoing proposal and find it to be appropriate for the request. We recommend its acceptance.

ALSC Architects, P.S.

By \_\_\_\_\_

Date: \_\_\_\_\_

### PROPOSAL ACCEPTANCE:

The Owner hereby accepts the foregoing proposal. This instrument, when signed below, constitutes the conditions upon which a Change Order will be issued.

By \_\_\_\_\_

Date \_\_\_\_\_

Owner







Ginno Construction Company  
3893 North Schreiber Way  
Coeur d'Alene, Idaho 83815  
Phone: (208) 667-5560



Project: 23-10 - Travers Park Reno: Phase 1  
2016 Pine Street  
Sandpoint, Idaho 83864

## Prime Contract Potential Change Order #014: CE #021 - RFP-004 - Extend Sto

TO:	City of Sandpoint 1123 Lake St. Sandpoint Idaho, 83864	FROM:	Ginno Construction Company 3893 North Schreiber Way Coeur d'Alene Idaho, 83815
PCO NUMBER/REVISION:	014 / 0	CONTRACT:	1 - Travers Park Reno: Phase 1
REQUEST RECEIVED FROM:		CREATED BY:	Cory Quan (Ginno Construction Company)
STATUS:	Pending - In Review	CREATED DATE:	4/12 /2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
		TOTAL AMOUNT:	\$13,853.29

POTENTIAL CHANGE ORDER TITLE: CE #021 - RFP-004 - Extend Sto

CHANGE REASON: Proposal Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #021 - RFP-004 - Extend Storm Drain  
RFP-004 - Extend Storm Drain

Specific Exclusions: Asphalt Paving/Patching

### ATTACHMENTS:

[Overland Price to Extend Storm Drain.pdf](#) [\\_RFP-004\\_Extend Storm Drain.pdf](#)

#	Cost Code	Description	Type	Amount
1	31-1000 - Earthwork	RFP-004 - Extend Storm Drain	SUBCONTRACT	\$ 12,297.00
2	32-1216 - Asphalt Paving	RFP-004 Additioanal Asphalt Paving	SUBCONTRACT	\$ 0.00
3	01-4000 - Superintendent	Labor for Coordination	LABOR	\$ 650.00
Subtotal:				\$12,947.00
Liability Insurance: 1.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.				\$ 129.47
OH&P: 6.00% Applies to OTHER, MATERIAL, LABOR, RENTAL, and SUBCONTRACT.				\$ 776.82
Grand Total:				\$13,853.29



**Rustin Hall (ALSC Architects)**  
203 N. Washington Suite 400  
Spokane Washington 99201

**City of Sandpoint**  
1123 Lake St.  
Sandpoint Idaho 83864

**Ginno Construction Company**  
3893 North Schreiber Way  
Coeur d'Alene Idaho 83815

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



PO Box 1071  
Sandpoint Idaho 83864

Phone # 509-226-1127  
Fax# (509) 226-2006

RCE 255

OVERLEI951LE

Ginno Construction  
Travers Park

# ESTIMATE

DATE	ESTIMATE ...
4/12/2024	201075

## JOB SITE LOCATION

Travers Park Sandpoint

QTY/HRS	DESCRIPTION	UNIT COST	TOTAL
100	Extend storm drain for continuation to future skate park per plan C140. Approx 100'. Includes backfill and compaction. (Excludes asphalt patching)	85.00	8,500.00T
	Haul off and dispose of asphalt spoils.	1,000.00	1,000.00T
15	Bedding sand. Delivered	29.00	435.00T
30	Gravel for backfill. Delivered	29.00	870.00T
	Job Site Supplies Used	1,492.60	1,492.60T

SIGNATURE

DATE

By signing this Estimate, you accept the services and/or materials as they have been stated. Your signature acknowledges your understanding that should any additional service or material be needed, they will be discussed with you, along with possible alternatives. You may also be required to initial for those changes. You agree to hold Overland Excavation, Inc. and any of its employees harmless for any damage done to property or structures during the course of this work. You acknowledge financial responsibility and understanding that all invoices are due and payable upon completion of work. Acceptance of this estimate constitutes a contract, this is also notification of intent to lein. A finance charge of 15.0% per month may be added to unpaid balances over 30 days old.

**Subtotal** \$12,297.60

**Sales Tax (0.00)** \$0.00

**TOTAL** \$12,297.60



**SPOKANE**

203 N Washington

Suite 400

Spokane, WA

99201

P 509.838.8568

[alscarchitects.com](http://alscarchitects.com)

## REQUEST FOR PROPOSAL NO: 004

Project Name: Travers Park Recreation Center

Owner: City of Sandpoint

Contractor: Ginno Construction Company

Job Number: 2023-011

Page 1 of \_1\_

TO: Ginno Construction Company, Contractor, please furnish your proposal for performing the changes outlined below and/or detailed on the attachments referred to:

Extend storm drain to meet Phase 1 of skate park expansion per attached revised C-140

ALSC Architects, P.S.

By Gale Stanley

Date: 3/18/24

### PROPOSAL:

To the Owner: We propose to perform all changes described in the above request for a total ADDITION/DEDUCTION (cross out one) to the contract sum of:

\_\_\_\_\_ \$ \_\_\_\_\_

(not including Sales Tax)

We have attached cost estimate detail sheets, and the foregoing amount covers all direct and indirect costs related to this proposal and to the effect of the proposal on the remainder of the project. All other provisions of the contract remain in full force and effect. We request the completion date be EXTENDED/REDUCED (cross one out) \_\_\_\_\_ calendar days because of this work. The Contractor agrees to be bound to this proposal quotation for sixty (60) days after this date.

\_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_

Contractor

### RECOMMENDATION:

TO: Owner, we have examined the foregoing proposal and find it to be appropriate for the request. We recommend its acceptance.

ALSC Architects, P.S.

By \_\_\_\_\_

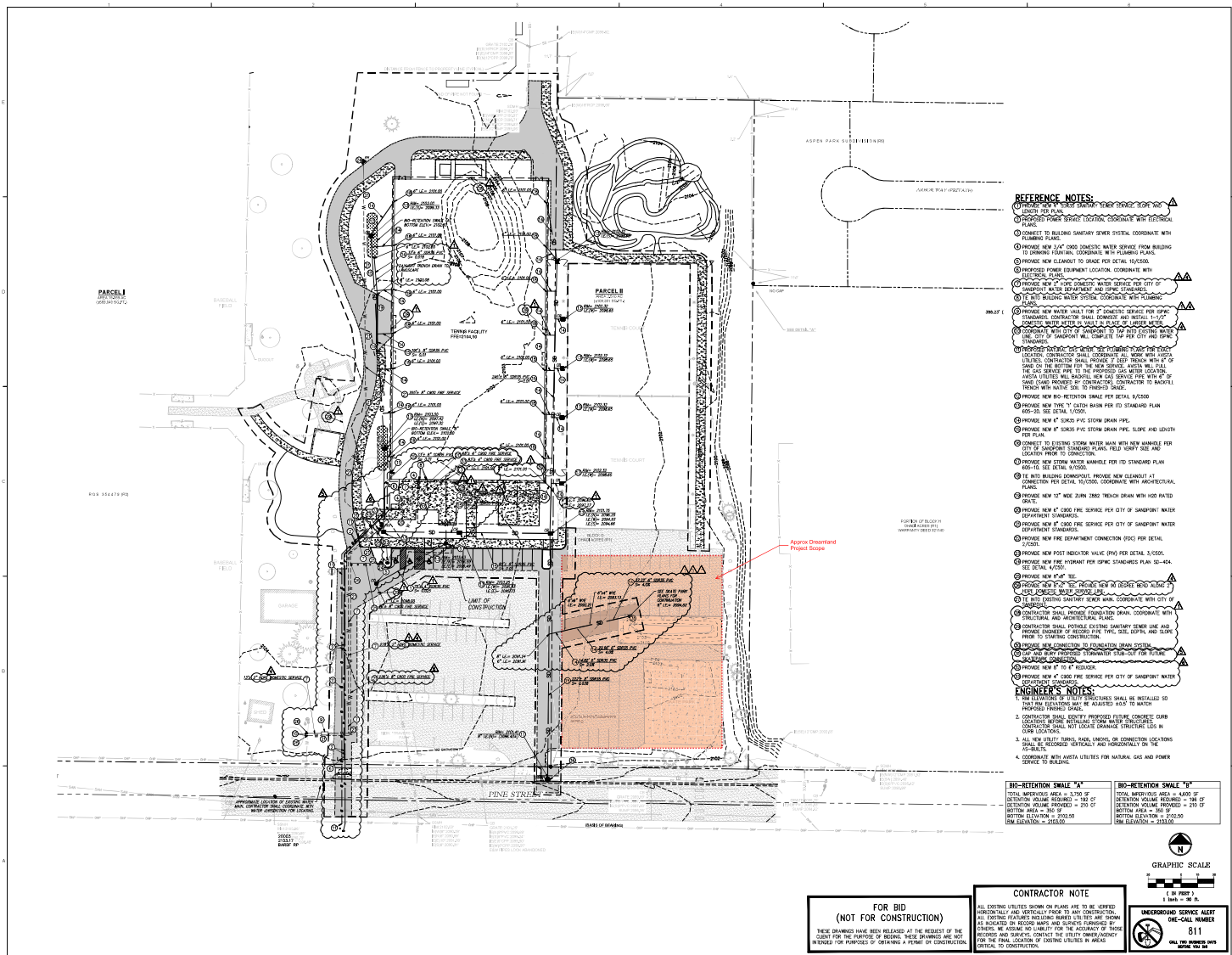
Date: \_\_\_\_\_

### PROPOSAL ACCEPTANCE:

The Owner hereby accepts the foregoing proposal. This instrument, when signed below, constitutes the conditions upon which a Change Order will be issued.

\_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_

Owner

ALSC  
ARCHITECTS

**EDCI**  
**ENGINEERS**  
197 W. 2ND AVENUE  
POKANE, WYASHINGTON 56201  
PHONE: (308) 455-4448 • FAX: (308) 455-7482  
E-MAIL: [www.edciengineers.com](mailto:www.edciengineers.com)  
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CITY OF  
SANDPOINT

TRAVERS  
PARK  
RECREATION  
CENTER

CONSTRUCTION  
DOCUMENTS

REV	DATE	DESCRIPTION
1	01/15/2023	ACCOUNT # 1
2	02/20/2023	CC # 1
3	03/10/2023	RF# 3
4	03/25/2023	CONSTRUCTION DAN DO
5	04/05/2023	ADDRESS DUM NO. 2
6	04/10/2024	RF# 10
7	05/10/2024	RF# 204

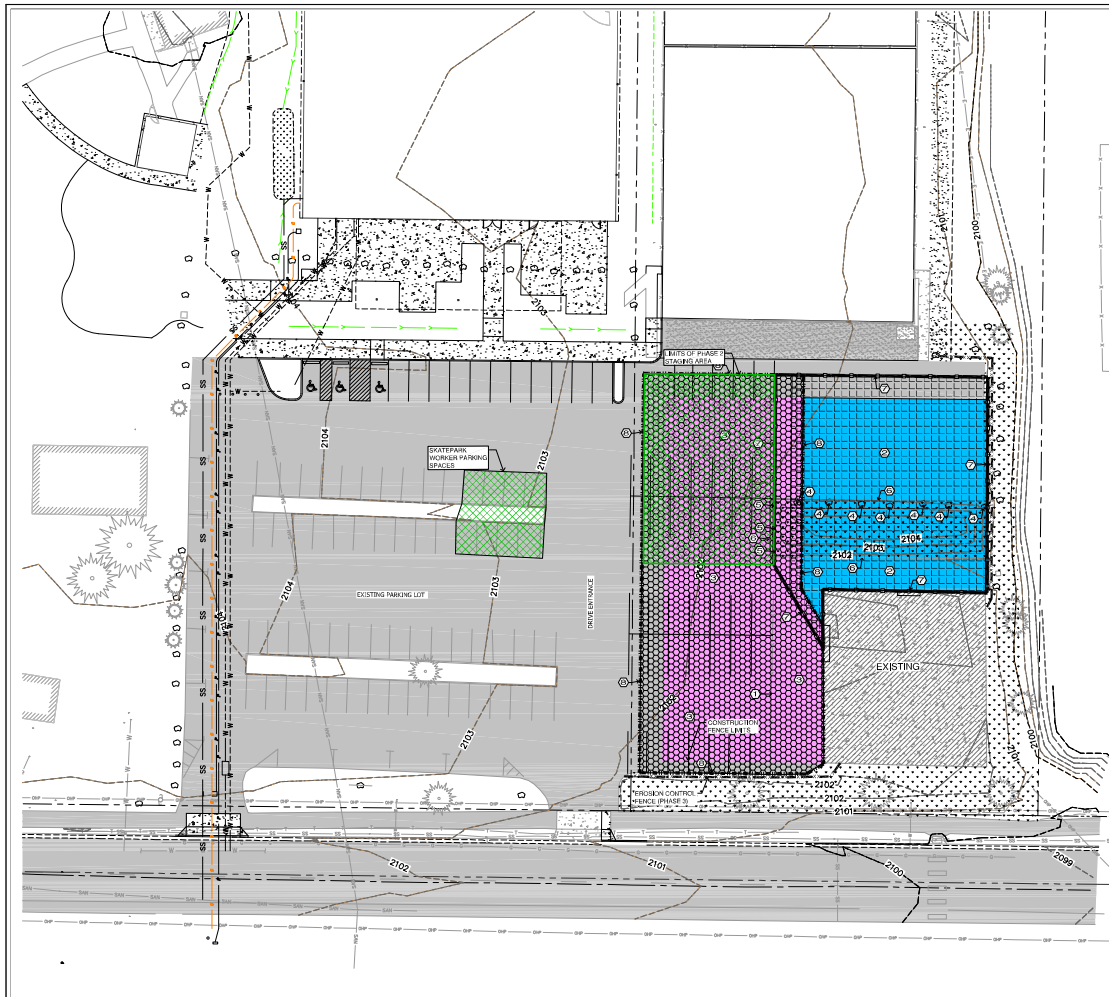
ROUND:	2023-011
RANK:	NUM
ROUNDING:	SDM
DATE:	11/28/23

© ALSC ARCHITECTS, P.S.

## STORMWATER & UTILITY PLAN

C140





LEGEND	
SYM	DESCRIPTION
2095	(E) 5' MAJOR GROUND CONTOUR
2094	(E) 1' MINOR GROUND CONTOUR
---	(E) STORM SEWER LINE
●	(E) STORM WELT
□	(E) TELE PEDESTAL
▨	(E) PAVED PARKING LOT
▨	(E) SKATEPARK (PHASE 1)
○	(E) DECIDUOUS TREE
○	(E) CONIFER TREE
○	(E) BOULDER
○	(E) WATER METER
○	(E) WATER VALVE
○	(E) WATER LINE
○	(E) LIGHT POLE
○	(E) SIGN
---	(E) CHAIN LINK FENCE
---	(E) UNDERGROUND ELECTRICAL LINE
---	(E) OVERHEAD POWER LINE
○	(E) ELECTRICAL BOX
■	PROPOSED SKATEPARK ADDITION (PHASE 2)
■	PROPOSED SKATEPARK ADDITION (PHASE 3)
■	INDICATES SKATEPARK DEMOLITION AREA (PHASE 2)
■	INDICATES SKATEPARK DEMOLITION AREA (PHASE 3)
■	INDICATES SKATEPARK (PHASE 2) STAGING AND PARKING AREA
---	CONSTRUCTION FENCE LIMITS - 4 FT. CHAIN LINK OR 4 FT. SHOWN FENCE CONSTRUCTION FENCING (PHASE 2)
---	CONSTRUCTION FENCE LIMITS - 4 FT. CHAIN LINK OR 4 FT. SHOWN FENCE CONSTRUCTION FENCING (PHASE 3)
---	EROSION CONTROL FENCE - REFER TO DETAIL A/B/C

DEMOLITION CALL-OUTS	
①	EXISTING 4" HT. CHAIN LINK FENCE TO BE REMOVED (PHASE 3)
②	EXISTING ASPHALT PAVING SURFACE TO BE REMOVED (PHASE 2)
③	EXISTING ASPHALT PAVING SURFACE TO BE REMOVED (PHASE 3)
④	EXISTING LANDSCAPE BOULDER TO BE REMOVED (PHASE 2)
⑤	EXISTING LANDSCAPE BOULDER TO BE REMOVED (PHASE 3)
⑥	EXISTING CURB TO BE REMOVED (PHASE 2)
⑦	CONSTRUCTION FENCING (PHASE 2)
⑧	CONSTRUCTION FENCING (PHASE 3)

GENERAL NOTES	
1.	ITEMS IDENTIFIED TO BE REMOVED ARE TO BE DEPOSED OF BY CONTRACTOR UNLESS OTHERWISE NOTED.
2.	CONTRACTOR TO PINPOINT CONSTRUCTION LIMITS THROUGHOUT PROJECT UNTIL NOTIFIED TO REMOVE UPON COMPLETION.
3.	SEE SHEET L-1 FOR LAYOUT INFORMATION.
4.	CONTRACTOR TO BE BENEVOLENT TO ALL UNDERGROUND UTILITIES EXISTING IN CONSTRUCTION AREA.
5.	REFER TO CITY OF SANDPOINT CONSTRUCTION STANDARDS FOR EROSION CONTROL MEASURES.



MEARS  
DESIGN GROUP

LANDSCAPE ARCHITECTURE & PLANNING

PO BOX 2001 SANDPOINT, ID 83864

PHONE (208) 261-1111 FAX (208) 261-1112

TRAVERS PARK SKATEPARK ADDITION

PHASE 2 & 3

POURED-IN-PLACE CONCRETE

CITY OF SANDPOINT PARKS & RECREATION

2102 AVE STREET, SANDPOINT, ID 83864

NO RECORDS

DATE: 10/1/2023

BY: J. M. M.

PROJECT NO: 23-001

DATE: 10/1/2023

BY: J. M. M.

PROJECT NO: 23-001

SHEET NAME: DEMOLITION / EROSION CONTROL PLAN

DATE: 10/1/2023

BY: J. M. M.

PROJECT NO: 23-001

SHEETS

SP3

OF 21

MM CG 061