

AGENDA ITEM SUMMARY

DATE: 02/23/26

DEPARTMENT: PW

DEPT. HEAD SIGNATURE: BY _____

SUBJECT: Motion to accept bid from Peak Venture Group in the amount of \$268,000, for phase 2 of the Hop Porter Park Stage Roof, and motion to adopt Resolution 2026-_____, authorizing the Mayor to sign the Notice of Award and project related documents. **ACTION ITEM**

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

The bidding for this project concluded at 3:00pm on Thursday, February 19th, after council packet deadline for the Council meeting on the 23rd. Public Works will provide a brief summary of the results to City Council during the meeting. The apparent lowest bid in the amount of \$268,000 was received from Peak Venture Group.

Public Works issued a Request for Bids in accordance with Idaho Code 67-2805 (2), on Wednesday, January 21st. The project was advertised on the City of Hailey website and published in the local newspaper on Wednesdays from January 21st through February 11th. Efforts were made for direct outreach to the following contractors:

- Alturas Construction Services
- Bradley Construction
- CSDI Construction
- Conrad Brothers Construction
- Contract West Roofing
- Convoy Supply
- Dennis Kavanagh Construction
- Elevation Builders
- Grabher Construction, Inc.
- Peak Venture Group
- Sawtooth Wood Products
- Tanner Construction

The bid package with the construction drawings and the bids that were received [can be accessed here](#). Staff recommends authorizing the Mayor to sign the Notice of Award, authorize Public Works to move forward with the project and authorize the Mayor to sign project related documents.

The work is set to commence no earlier than Monday, March 2, 2026 and must be complete within 60 days unless otherwise extended by contract documents.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle # _____
Budget Line Item # _____ YTD Line Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments: _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

- | | | |
|---|--|---|
| <input type="checkbox"/> City Administrator | <input type="checkbox"/> Library | <input type="checkbox"/> Benefits Committee |
| <input type="checkbox"/> City Attorney | <input type="checkbox"/> Mayor | <input type="checkbox"/> Treasurer |
| <input type="checkbox"/> City Clerk | <input type="checkbox"/> Planning | <input type="checkbox"/> Streets |
| <input type="checkbox"/> Building | <input type="checkbox"/> Police | <input type="checkbox"/> Wastewater |
| <input type="checkbox"/> Engineer | <input checked="" type="checkbox"/> Public Works | <input type="checkbox"/> Water |
| <input type="checkbox"/> Fire Dept. | <input type="checkbox"/> P & Z Commission | <input checked="" type="checkbox"/> Parks |

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to accept bid from Peak Venture Group in the amount of \$268,000, for phase 2 of the Hop Porter Park Stage Roof, and motion to adopt Resolution 2026-____, authorizing the Mayor to sign the Notice of Award and project related documents. **ACTION ITEM**

ACTION OF THE CITY COUNCIL:

Date : _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt./Order Originals: Record *Additional/Exceptional Originals to: _____
Copies (all info.): _____ Copies (AIS only)
Instrument # _____

CITY OF HAILEY
RESOLUTION NO. 2026-____

**RESOLUTION OF THE MAYOR AND CITY COUNCIL FOR THE CITY OF HAILEY
AUTHORIZING MOTION TO ACCEPT BID FROM PEAK VENTURE GROUP, IN
THE AMOUNT OF \$ 268,000, FOR PHASE 2 OF THE HOP PORTER PARK STAGE
ROOF, AND MOTION TO ADOPT RESOLUTION 2026-____, AUTHORIZING THE
MAYOR TO SIGN THE NOTICE OF AWARD AND PROJECT RELATED
DOCUMENTS.**

WHEREAS, the City of Hailey desires to issue a Notice of Award and enter into an Agreement with Peak Venture Group, for phase 2 of the Hop Porter Park event stage roof,

WHEREAS, the City of Hailey desires the Contractor to proceed in a timely manner to meet the project schedule, and

WHEREAS, the City of Hailey and Peak Venture Group, have agreed to the terms and conditions of the Agreement, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey approves the Notice of Award and the Agreement between the City of Hailey and Peak Venture Group, and that the Mayor is authorized to execute the Notice of Award and Agreement, and the Notice to Proceed, contingent on receipt of all required bonds.

Passed this 23rd day of February, 2026.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

BID FORM

PROJECT IDENTIFICATION:

CITY OF HAILEY
HOP PORTER PARK STAGE – ROOF (PHASE 2)

THIS BID IS SUBMITTED TO:

City of Hailey
115 Main St. S
Hailey, ID 83333

1.01 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an agreement with the CITY OF HAILEY in the form included in the Bidding Documents to perform all work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

2.01 The undersigned Bidder accepts all of the terms and conditions of the Advertisement and/or Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. The Bid will remain subject to acceptance for 60 days after the opening of Bid Proposals, or for such longer period of time that Bidder may agree to in writing upon request of the CITY OF HAILEY.

3.01 In submitting this Bid, the undersigned Bidder represents, as set forth in the AGREEMENT, that:

A. The Bidder has examined and carefully studied the Bidding Documents, the other related data identified in the Bidding Documents, and the following Addenda, receipt of all of which is hereby acknowledged.

<u>Addendum No.</u>	<u>Addendum Date</u>	<u>Initial</u>
<u>1</u>	<u>2-12-26</u>	<u>CC</u>
<u>—</u>	<u>—</u>	<u>—</u>
<u>—</u>	<u>—</u>	<u>—</u>

B. The Bidder has visited the project site and become familiar with and is satisfied as to the general, local and project site conditions that may affect cost, progress, and performance of the WORK.

C. The Bidder is familiar with and is satisfied as to all federal, state and local laws and regulations that may affect cost, progress and performance of the WORK.

D. The Bidder has carefully studied all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the project site. The Bidder acknowledges that the CITY OF HAILEY does not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Bidding Documents with respect to underground facilities at or contiguous to the site.

E. The Bidder does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents.

F. The Bidder is aware of the general nature of work to be performed by the CITY OF HAILEY and others at the project site that relates to the WORK as indicated in the Bidding Documents.

G. The Bidder has correlated the information known to the Bidder, information and observations obtained from visits to the project site, reports and drawings identified in the Bidding Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Bidding Documents.

H. The Bidder has given the City of Hailey Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by the City of Hailey Engineer is acceptable to the Bidder.

I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the WORK for which this Bid is submitted.

4.01 The Bidder further represents that this Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; The Bidder has not solicited or induced any individual or entity to refrain from bidding; and the Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over the CITY OF HAILEY.

4.02 Construction Schedule Coordination: The Bidder, after receipt of NOTICE-TO-PROCEED, shall coordinate with the City of Hailey Engineer to verify the proposed construction start date as indicated in the Agreement. The Contractor shall schedule a pre-construction meeting with the City of Hailey Engineer, to be held prior to commencing construction.

5.01 LUMP SUM BID: The Bidder will complete the WORK in accordance with the Contract Documents for the following price(s):

PROJECT: **HOP PORTER PARK STAGE – ROOF (PHASE 2)**

LUMP SUM BID PRICE: \$ 268,000^{00/100}

LUMP SUM AMOUNT WRITTEN IN WORDS

Two Hundred Sixty EIGHT THOUSAND Dollars : Zero Cents.

(Lowest Total Price will be considered as the low Bidder)

6.01 The Bidder agrees that the WORK will be substantially completed and ready for final payment on or before the dates or within the number of calendar days indicated in the AGREEMENT.

6.02 The Bidder accepts the provisions of the AGREEMENT as to liquidated damages in the event of failure to complete the WORK within the times specified above, which shall be stated in the AGREEMENT.

7.01 The following information is included in this bid package:

- A. Instructions to Bidders
- B. Bid Form
- C. Notice of Award
- D. Agreement
- E. Payment Bond
- F. Performance Bond
- G. Certificate of Insurance
- H. Notice to Proceed
- I. Most current version of Drawings by GGLO Engineering, dated November 17, 2025 titled "Hop Porter Park Event Stage"

7.02 The following documents are attached to and made a condition of this Bid:

A. The Bidder shall include in his Bid the name, or names and address, or addresses, and Idaho Public Works Contractor License Numbers of the Subcontractors who shall, in the event the Bidder secures the Contract, subcontract the plumbing, heating and air-conditioning work, and electrical work under the general Contract; and

B. In addition to subcontractors for plumbing, heating and air-conditioning work, and electrical work, provide the names and addresses of the additional subcontractors, suppliers, individuals or entities called for in the Instructions to Bidders (include Idaho Public Works Contractor License Numbers for any subcontractors).

C. The Bidder and the Bidder's subcontractors must hold a valid Idaho Public Works License prior to the bid due date. The Bidders must submit a list of all subcontractors with their bid.


SUBMITTED on February 19, 2026.

Idaho Public Works Contractor License No. Unlimited - 075563

Expiration Date MAY 31 2026

A Limited Liability Company

Limited Liability Company Name: PEAK VENTURE GROUP (SEAL)

By: 
(Signature -- attach evidence of authority to sign)

Name (typed or printed): IAN SUNDBY

Title: PARTNER

Attest 
(Signature of Member/Manager)

Business address: 120 N LEBOVILLE P.O. BOX 265
Ketchum IDAHO 83340

Phone No.: 208 928-4151 FAX No.: N/A

State of Organization: IDAHO

Date of Qualification to do business is OCT 12, 2023



0005106269



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$100.00

For Office Use Only

-FILED-

File #: 0005106269

Date Filed: 2/16/2023 9:06:52 AM

Certificate of Organization Limited Liability Company					
Select one: Standard, Expedited or Same Day Service (see descriptions below)	Standard (filing fee \$100)				
1. Limited Liability Company Name					
Type of Limited Liability Company	Limited Liability Company				
Entity name	Peak Venture Group LLC				
2. The complete street address of the principal office is:					
Principal Office Address	PEAK VENTURE GROUP LLC 120 N. LEADVILLE AVE. KETCHUM, ID 83340				
3. The mailing address of the principal office is:					
Mailing Address	PO BOX 265 KETCHUM, ID 83340-0298				
4. Registered Agent Name and Address					
Registered Agent	Registered Agent James R Laski Physical Address: 675 SUN VALLEY ROAD SUITE A KETCHUM, ID 83340 Mailing Address: PO BOX 3310 KETCHUM, ID 83340-3301				
<input checked="" type="checkbox"/> I affirm that the registered agent appointed has consented to serve as registered agent for this entity.					
5. Governors					
<table border="1"> <thead> <tr> <th>Name</th> <th>Address</th> </tr> </thead> <tbody> <tr> <td>Lloyd Construction, Inc.</td> <td>PO BOX 265 KETCHUM, ID 83340</td> </tr> </tbody> </table>		Name	Address	Lloyd Construction, Inc.	PO BOX 265 KETCHUM, ID 83340
Name	Address				
Lloyd Construction, Inc.	PO BOX 265 KETCHUM, ID 83340				
Signature of Organizer:					
<i>Katie R. Franklin</i>	<i>02/16/2023</i>				
Sign Here	Date				

B0779-2687 02/16/2023 9:06 AM Received by Office of the Idaho Secretary of State



0006247797



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
ANNUAL REPORT
 Idaho Secretary of State
 PO Box 83720
 Boise, ID 83720-0080
 (208) 334-2301
 Filing Fee: \$0.00

For Office Use Only
-FILED-
 File #: 0006247797
 Date Filed: 5/9/2025 6:07:24 PM

Entity Name and Mailing Address:
 Entity Name: LLOYD CONSTRUCTION, INC.
 The file number of this entity on the records of the Idaho Secretary of State is: 0000278160
 Address: PO BOX 265
 KETCHUM, ID 83340-0298

Entity Details:
 Entity Status: Active-Good Standing
 This entity is organized under the laws of: IDAHO
 If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: C89501

The registered agent on record is:
 Registered Agent: JAMES R LASKI
 Registered Agent
 Physical Address: 675 SUN VALLEY RD SUITE A
 KETCHUM, ID 83340
 Mailing Address:

Agent or Address Change
 Select if you are appointing a new agent.

Corporate Officers and Directors:

Name	Title	Business Address
DAVID J LLOYD	President	P. O. BOX 265 KETCHUM, ID 83340
IAN SUNDBY	Vice President	P. O. BOX 265 KETCHUM, ID 83340
TONI M DAMALAS	Secretary	PO BOX 265 KETCHUM, ID 83340

The annual report must be signed by an authorized signer of the entity.
 Job Title: General Manager

Toni Damalas _____ 05/09/2025
 Sign Here Date

B1013-6625 05/09/2025 6:07 PM Received by Office of the Idaho Secretary of State

Hop Porter Park Stage – Roof (Phase 2)

List of Subcontractors & Suppliers

- 1.) Cascade Joinery
- 2.) AC Houstons
- 3.) 3D Builders
- 4.) Wood River Roofing
- 5.) Earth & Structure
- 6.) Paul's Gutters
- 7.) Precision Masonry
- 8.) Buffalo Electric