



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

“I move to approve City staff to approve Peak Venture’s change order to add exterior painting to the contract scope and finalize completed work to date”

Reasons for Recommendation:

- Some of council as well as all of the solicited realtors have suggested exterior painting to refresh the condo building appearance and greatly improve aesthetics for potential buyers.
- Peak Ventures has received 3+ quotes for performing the work and feel confident at the value of the added scope.
- The 2026 remodel of the Hyperborean condos resulted in some unexpected overages due to the additional required rehab of the bottom floor unit. These overages were predominately attributed to the additional subfloor demo and repair, associated replacement of lower cabinets, and reinstallation of the relevant plumbing and electrical.
- The added scope put the project over budget but also resulted in a much better end condition for the ground floor unit.

Policy Analysis and Background (non-consent items only):

Sustainability Impact:

Financial Impact:

Attachments:

1. Amended PO #25171
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CITY OF KETCHUM

PO BOX 2315 * 191 5TH ST. * KETCHUM, ID 83340
 Administration 208-726-3841 (fax) 208-726-8234

PURCHASE ORDER

BUDGETED ITEM? Yes No

PURCHASE ORDER - NUMBER: 25171

To: 6313 PEAK VENTURE GROUP LLC PO BOX 265 KETCHUM ID 83340	Ship to: CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
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P. O. Date	Created By	Requested By	Department	Req Number	Terms
08/28/2025	BDAVIS	BDAVIS			

Quantity	Description	Unit Price	Total
1.00	Renovation of Hyperborean Condos 03-4194-7136	243,125.00	243,125.00
1.00	Renovation of Hyperborean Condos - INCREASE 03-4194-7136	46,875.00	46,875.00
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		290,000.00

 Authorized Signature