Cassia County Board of Commissioners
SPECIAL MEETING MINUTES
Thursday, September 25, 2025

Cassia County Courthouse • Commission Chambers
1459 Overland Ave • Room 206 • Burley ID 83318

9:00 AM

The Cassia County Board of Commissioners met today at the place and time as posted by agenda pursuant to Idaho Code § 74-204 for Open Meetings Law.

ACTION AGENDA ITEMS

1) 9:02 AM Call to order
2) Pledge of Allegiance and prayer
3) 9:04 AM Roll call

Roll Call.

Present: Leonard M. Beck - Chair, Kent R. Searle - Member, Bob Kunau - Member, Joseph W. Larsen – Clerk of the Board (Not voting), Sharene Ahlin – Deputy Clerk (Not voting)

4) 9:04 AM Calendar, meetings, committee reports, and correspondence were reviewed.
5) Personnel Matters - Change of Status Requests – there were none considered.
6) Executive Sessions

9:12 AM **Motion and Action:** Enter Executive Session pursuant to Idaho Code § 74-206 (1) (b) to consider personnel issues and Idaho Code § 74-206 (1) (f) to communicate with legal counsel regarding pending /imminently-likely litigation, **Moved by** Kent R. Searle - Member, **Seconded by** Bob Kunau - Member.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3).
Yes: Kent R. Searle - Member, Bob Kunau - Member, Leonard M. Beck - Chair.

9:27 AM Upon exit of Executive Session, the board took the matter under advisement.

10:35 AM **Motion and Action:** Enter Executive Session pursuant to Idaho Code § 74-206 (1) (b) to consider personnel issues, **Moved by** Kent R. Searle - Member, **Seconded by** Bob Kunau - Member.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3).
Yes: Kent R. Searle - Member, Bob Kunau - Member, Leonard M. Beck - Chair.

11:40 AM Upon exit of Executive Session, the board took the matter under advisement.

7) 9:06 AM Consider invoice from Southern Idaho Economic Development Council
   a) Commissioner Kunau discussed that the request is from a new local group.
   b) Additional information will be needed regarding this new group before any funding can be considered.
8) 9:07 AM Approve and sign response letter to Linda Prefontaine

9:08 AM **Motion and Action:** Authorize the chair to sign the letter to Linda Prefontaine as presented, **Moved by** Kent R. Searle - Member, **Seconded by** Bob Kunau - Member. Motion passed unanimously.

Instrument # 2025003760
BURLEY, CASSIA, IDAHO
10-6-2025 01:42:49 PM No. of Pages: 8
Recorded for : CASSIA COUNTY COMMISSIONERS
JOSEPH LARSEN Fee: 0.00
Ex-Officio Recorder Deputy
Index to: COMMISSIONERS MINUTES

9) Sage grouse discussion with Mary Darling – matter to be rescheduled to a future meeting.

SCHEDULED ACTION AGENDA ITEMS

10) 9:27 AM Bid Package Opening – Jason Jones – Construction Manager, Gary Jones Construction
    a) Jason Jones, Construction Manager from Gary Jones Construction, explained that purpose of this part of the meeting is open all bids received. No bids will be awarded today, and all bids will be taken under advisement. Appreciation was expressed to all that submitted bids for the project.
    b) All bid packages were received prior to 5:00 PM on September 24, 2025.
    c) Any bid package that was submitted by Gary Jones Construction was submitted to the county on September 23, 2025.
    d) **Bid Package #3 - Concrete**
        i) Koyle's Classic Construction
        Addenda #1 & 2 were acknowledged, the total bid amount was $716,166.00.
        ii) Gary Jones Construction
        Addenda #1 & 2 were acknowledged, the total bid amount was $698,865.00.
    e) **Bid Package #4 - Masonry**
        i) Pro Masonry Construction, Inc.
        Addenda #1 & 2 were acknowledged, the total bid amount was $489,400.00.
        ii) TMC Inc.
        Addenda #1 & 2 were acknowledged, the total bid amount was $794,311.00.
        iii) Daniels Masonry
        Addenda #1 & 2 were acknowledged, the total bid amount was $586,800.00
        iv) Allen's Masonry
        The bid was not submitted on the required documents; the bid was taken under advisement.
    f) **Bid Package #5 - Metals**
        i) Evolve Steel
        Addenda #1 & 2 were acknowledged, the total bid amount was $1,365,204.00.
        ii) Koyle's Classic Construction
        Addenda #1 & 2 were acknowledged, the total bid amount was $914,044.95.
        iii) TRC Fabrication
        Addenda #1 & 2 were acknowledged, the total bid amount was $822,845.00.
    g) **Bid Package #5.1 – Metal Fabrication**
        i) Evolve Steel
        Addenda #1 & 2 were acknowledged, the total bid amount was $147,862.00.
        ii) Koyle's Classic Construction
        Addenda #1 & 2 were acknowledged, the total bid amount was $141,680.00.
        iii) TRC Fabrication, LLC
        Addenda #1 & 2 were acknowledged, the total bid amount was $171,111.00.
    h) **Bid Package #6 - Woods, Plastic, Composite, Rough Carpentry**
        i) Gary Jones Construction
        Addenda #1 & 2 were acknowledged, the total bid amount was $149,386.00.
        ii) Koyles Classic Construction
        Addenda #1 & 2 were acknowledged, the total bid amount was $114,113.00.

i) **Bid Package #6.1 – Millwork**
   i) Blue Mountain Millwork and Cabinetry
      The bid was not submitted on the required documents; the bid was taken under advisement.
   ii) Millennial Inc.
      Addenda #1 & 2 were acknowledged, the total bid amount was $218,964.00.
   iii) TMI Systems Corporation
      Addenda #1 & 2 were acknowledged, the total bid amount was $229,895.00.

j) **Bid Package #7 – Insulation (thermal and moisture protection)**
   i) USI Cardalls
      Addenda #1 & 2 were acknowledged, the total bid amount was $56,445.00.
   ii) Clayville Insulation
      Addenda #1 & 2 were acknowledged, the total bid amount was $97,191.43
   iii) Gale Contractor Services
      The bid was not submitted on the required documents; the bid was taken under advisement.

k) **Bid Package #7.1 – Roofing**
   i) Briggs Roofing
      The bid was not submitted on the required documents; the bid was taken under advisement.
   ii) Hometown Roofing
      Addenda #1 & 2 were acknowledged, the total bid amount was $265,780.00.
   iii) Hobson Fabricating Corp.
      Addenda #1 & 2 were acknowledged, the total bid amount was $329,800.00.
   iv) Upson Company
      Addenda #1 & 2 were acknowledged, the total bid amount was $645,956.00.
   v) Signature Roofing
      Addenda #1 & 2 were acknowledged, the total bid amount was $328,445.00.

l) **Bid Package #7.2 – Fluid Applied Air Membrane**
   i) Brant Freeman and Associates
      Addenda #1 & 2 were acknowledged, the total bid amount was $77,850.00.

m) **Bid Package #8.0 – Openings**
   i) D & A Door
      Addenda #1 & 2 were acknowledged, the total bid amount was $234,890.00.
   ii) Johnson Brothers
      Addenda #1 & 2 were acknowledged, the total bid amount was $249,972.97.

n) **Bid Package #8.1 – Store Fronts**
   i) Cherry Glass and Aluminum
      The bid was not submitted on the required documents; the bid was taken under advisement.
   ii) D & A Glass
      Addenda #1 & 2 were acknowledged, the total bid amount was $492,883.96.
   iii) Nu Vu Glass
      Addenda #1 & 2 were acknowledged, the total bid amount was $615,000.00.

o) **Bid Package #9.1 – Floor Coverings**
   i) Walkers Flooring
      Addenda #1 & 2 were acknowledged, the total bid amount was $257,585.19
   ii) Town and Country Flooring dba Wall to Wall

Addenda #1 was acknowledged, however #2 was not; the bid was taken under advisement.

iii) Gateway Floors
Addenda #1 & 2 were acknowledged, the total bid amount was $265,000.00.

p) **Bid Package #9.2 – Gypsum, Acoustic, Drywall**
   i) Interior Contractors
   Addenda #1 & 2 were acknowledged, the total bid amount was $793,062.00.

q) **Bid Package #9.3 – Stucco**
   i) Interior Contractors
   Addenda #1 & 2 were acknowledged, the total bid amount was $48,425.00.
   ii) Big River Stucco and Stone
   The bid was not submitted on the required documents; the bid was taken under advisement.

r) **Bid Package #9.4 – Painting**
   i) Justin Lindauer Painting
   Addenda #1 & 2 were acknowledged, the total bid amount was $134,920.50.
   ii) Aim High Painting
   Addenda #1, 2 & 3 were acknowledged in the bid. Jason Jones noted that there were only two addenda for the project. The bid was taken under advisement.
   iii) Art & Coating Painting
   Addenda #1 & 2 were acknowledged, the total bid amount was $172,200.00.

s) **Bid Package #9.5 – Wall Coverings**
   i) Art and Coating Painting
   Addenda #1 & 2 were acknowledged, the total bid amount was $9,240.00.

t) **Bid Package #10 – Specialties**
   i) Highland Specialties
   Addenda #1 & 2 were acknowledged, the total bid amount was $49,518.00.
   ii) SBI Contracting
   Addenda #1 & 2 were acknowledged, the total bid amount was $84,115.00.

u) **Bid Package #11 – Equipment (refrigerator and microwave)**
   i) No bids were received

v) **Bid Package #12 – Window Shades**
   i) Boise Shade Company
   Addenda #1 & 2 were acknowledged, the total bid amount was $22,570.00.
   ii) Scottco Blinds
   Addenda #1 & 2 were acknowledged, the total bid amount was $28,310.00

w) **Bid Package #14 - Conveying Equipment**
   i) TK Elevator
   Addenda #1 & 2 were acknowledged, the total bid amount was $104,013.00.

x) **Bid Package #21 – Fire Suppression**
   i) Shilo Automatic Sprinkler Inc.
   Addenda #1 & 2 were acknowledged, the total bid amount was $194,570.00.
   ii) API Group Life Safety dba Delta Fire Systems
   Addenda #1 & 2 were acknowledged, the total bid amount was $205,500.00.
   iii) Viking Automatic Sprinkler Co
   Addenda #1 & 2 were acknowledged, the total bid amount was $179,570.00.

iv) Phoenix Fire Protection
Addenda #1 & 2 were acknowledged, the total bid amount was $115,725.00.

y) **Bid Package #22 – Plumbing**
i) Evans Plumbing, Inc.
Addenda #1 & 2 were acknowledged, the total bid amount was $300,000.00
ii) Catmull Plumbing, Inc.
Addenda #1 & 2 were acknowledged, the total bid amount was $295,013.40.
iii) Harris Mountain West
Addenda #1 & 2 were acknowledged, the total bid amount was $671,045.00.
iv) Mathews Plumbing & Heating
Addenda #1 & 2 were acknowledged, the total bid amount was $362,000.00.
v) Reis Plumbing & Heating Inc.
Addenda #1 & 2 were acknowledged, the total bid amount was $341,225.00.
vi) Paige Mechanical Group
Addenda #1 & 2 were acknowledged, the total bid amount was $243,418.00.
vii) Heglar Creek Plumbing
Addenda #1 & 2 were acknowledged, the total bid amount was $221,558.00.

z) **Bid Package #23 – HVAC**
i) Intelligent Design Mechanical Solutions
Addenda #1 & 2 were acknowledged, the total bid amount was $1,315,243.00.
ii) Terry's Heating and Air Conditioning
Addenda #1 & 2 were acknowledged, the total bid amount was $1,092,732.00.
iii) Harris Mountain West
Addenda #1 & 2 were acknowledged, the total bid amount was $1,857,230.00.
iv) Coldtech
Addenda #1 & 2 were acknowledged, the total bid amount was $1,265,000.00.
v) Element Heating and Cooling
Addenda #1 & 2 were acknowledged, the total bid amount was $915,500.00.
vi) Hobson Fabricating Corp.
Addenda #1 & 2 were acknowledged, the total bid amount was $1,276,000.00.

aa) **Bid Package #26 - Electrical**
i) Ramsey Heating and Electric
Addenda #1 & 2 were acknowledged, the total bid amount was $1,523,766.00.
ii) Lights Out Electric
Addenda #1 & 2 were acknowledged, the total bid amount was $855,545.86.
iii) Heglar Creek Electric
Addenda #1 & 2 were acknowledged, the total bid amount was $1,290,770.00.

bb) **Bid Package #31 – Earth Work**
i) Kloepfer Inc.
Addenda #1 & 2 were acknowledged, the total bid amount was $530,671.74.

cc) 10:20 AM Jones noted that all bids will be taken under advisement. He stated that there will be costs for demolition, asbestos removal, site safety and other ancillary costs in addition to those listed in the bid packages.

dd) A meeting will be scheduled for 11:00 AM on Wednesday, October 1, 2025 for follow up on the matter.

11) 11:40 AM Adjourn

11:40 AM **Motion and Action:** Adjourn, **Moved by** Kent R. Searle - Member, **Seconded by** Bob Kunau - Member. Motion passed unanimously.

APPROVED:

Leonard M. Beck, Chair

DEPUTY CLERK OF THE BOARD:

Sharene Ahlin

Cassia County Commissioner Meeting

Attendance Log

Date: 9-25-2025

NAME (Please Print)	TOWN	REPRESENTING
1. Don Christopherson		Canyon Const.
2. Devin Carpenter		Kayles Classic Const.
3. Jo Thompson		CCSO
4. Ko Hawk		CCSO
5. Shane Kloepfer		Kloepfer Inc
6. Daniel Barger		Gateway Floors
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