beniton CONSTRUCTION



STATEMENT OF CONSTRUCTION MANAGEMENT QUALIFICATIONS FOR RFQ STAR 25-01

FREEDOM HALL

CITY OF STAR EVENT CENTER

October 1, 2025

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beniton
CONSTRUCTION

P.O. Box 838
Meridian, ID 83680
208.884.0027 P
208.884.4626 F

www.beniton.com

October 1, 2025

City of Star
Star City Clerk's Office
10769 W State Street
Star, ID 83669

Re: Construction Management Services – RFQ STAR 25-01

Dear Selection Committee:

Thank you for the opportunity to become a member of your project team. We are currently providing CM and CM/GC services to a number of public institutions throughout the Treasure Valley. We have successfully delivered these services over the past 28 years and would be honored to provide CM/GC services for your Star Event Center, Freedom Hall.

We understand the importance of accurate estimating, meeting design and project schedules, closely managing your budget, and delivering the highest quality product. We have successfully accomplished these tasks with all of our clients.

Beniton Construction pledges to provide post-construction support to the City of Star well beyond the standard one-year warranty period.

We look forward to discussing your project and having the opportunity to show the City of Star that we "Work For You".

Sincerely,

Beniton Construction Company

Alan Uhlorn
Vice President

ID PW #13483-U-3
ID REG #RCE-834
ID CM #119
AZ LIC #ROC299297
COLORADO
NE LIC#45833
NV CON #0049968
NV ENG #0075083
OR LIC #125097
UT LIC #4949987-5501-R11
WA LIC#BENITCC984PG
WYOMING

beniton

Construction Management Licenses

Two of our principals at Beniton Construction currently hold Construction Management Licenses in the State of Idaho. We have held an Idaho Construction Management License since 2004.



Brad Little
Governor

State of Idaho

Division of Occupational and Professional Licenses

PUBLIC WORKS CONTRACTORS LICENSING

CONSTRUCTION MANAGER

029047
License Number

04/17/2017
Original License Issued

This is to certify that

BRYCE J PARKER

has fulfilled the requirements of the law relating to licensing in Idaho Code, Title 54, Chapter 19 & 45 and is hereby granted this certificate.

This license expires: 04/30/2025

Licensee Signature

Russell Barron, Administrator



Brad Little
Governor

State of Idaho

Division of Occupational and Professional Licenses

PUBLIC WORKS CONTRACTORS LICENSING

CONSTRUCTION MANAGER

045884
License Number

10/01/2020
Original License Issued

This is to certify that

MATTHEW B L FORRESTER

has fulfilled the requirements of the law relating to licensing in Idaho Code, Title 54, Chapter 19 & 45 and is hereby granted this certificate.

This license expires: 10/31/2025

Licensee Signature

Russell Barron, Administrator





Falcon Ridge Public Charter School
CM Project Completed in 2015
Additions Completed in 2018

"Beniton possesses an impressive level of expertise in regards to safety, attention to detail, time management, and cost effectiveness."

- Mark Green, Former Administrator
Falcon Ridge Public Charter School

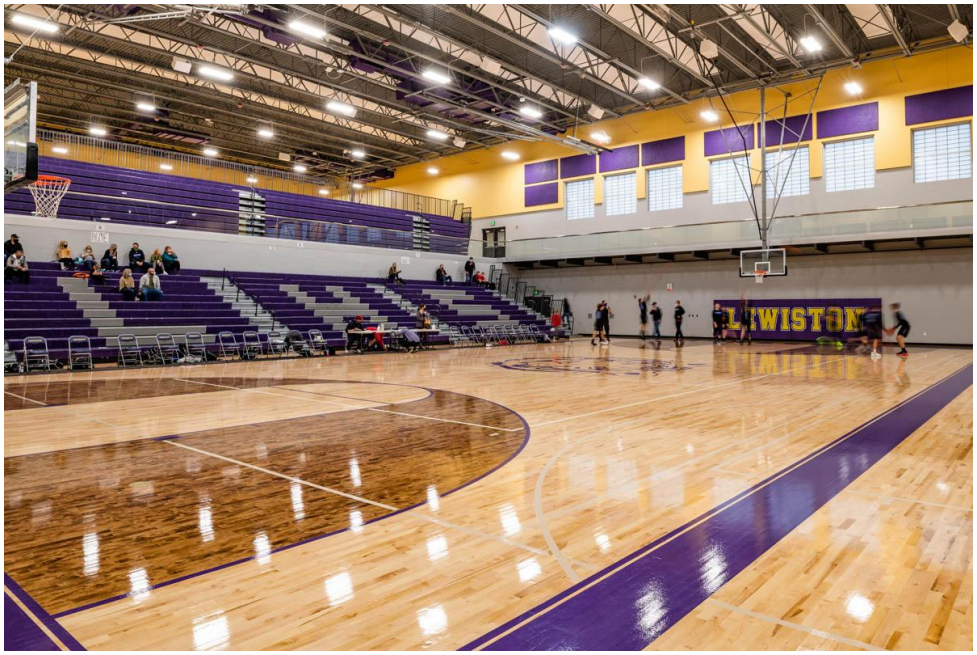
Insurance Coverages

Beniton Construction complies/exceeds the insurance requirements set forth in the Request for Qualifications. Please see the attached certificate included within this section.

Our Commercial General Liability Insurance is listed at $1 million in Section C, but the excess umbrella in Section A brings this limit up to $11 million total in overall coverage. This is noted and highlighted on the attached certificate in the Description of Operations.

We have also included a reference letter from our Bonding Agent within this section, as evidence of our bonding ability.











Lewiston High School
CM Project Completed in 2020

"Beniton's excellent relationships with more than thirty-five local subcontractors assured a professional, well-organized and safe work zone for all involved."

- Dr. Robert M. Donaldson, Superintendent
Lewiston School District

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/26/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Buckner Company 960 Pier View Drive, Suite A Idaho Falls ID 83402	**CONTACT NAME:** Jessica O'Connell **PHONE (A/C, No, Ext):** 208-656-7925 **FAX (A/C, No):** 208-656-7925 **E-MAIL ADDRESS:** joconnell@buckner.com
INSURED BENICON-01 Beniton Construction Company Inc. PO Box 838 Meridian ID 83680	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Crum and Forster Specialty Insurance Company — 44520 **INSURER B :** Selective Insurance Company of America — 12572 **INSURER C :** WCF Select Insurance Company **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 2131321331 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:	Y	Y	S 2505127	1/1/2025	1/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 500,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY	Y	Y	S 2505127	1/1/2025	1/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	**UMBRELLA LIAB** X OCCUR X **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 0	Y	Y	S 2505127	1/1/2025	1/1/2026	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	3456974	1/1/2025	1/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Professional/Pollution Liability			PKC-113983	1/1/2025	1/1/2026	Each Occurrence Aggregate	$5,000,000 $5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured Status is provided when required by Written Contract between the Named Insured and Certificate Holder per the General Liability (CG79880622) and Auto Liability (CA78091117). Coverage is primary and non-contributory. Waiver of Subrogation is provided when required by written contract per General Liability (CG73000622), Business Auto (CA78091117) Workers Compensation (WC00031300).
Umbrella is following form excess of the General Liability coverage
Qualifications Response No. RFQ SF25-01
Project: City of Star, Freedom Hall

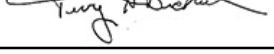
CERTIFICATE HOLDER

City of Star
11665 W. State Street, Suite B
Star ID 83669

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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Buckner™ YOUR INSURANCE, YOUR TEAM.

September 26, 2025

City of Star
Star City Clerk's Office
10769 W State Street
Star, ID 83669

RE: Beniton Construction Company, Inc.
City of Star, Freedom Hall
Construction Manager / General Contractor Services

Beniton Construction Company, Inc. is a highly regarded and valued client of The Buckner Company.

Berkley Regional Insurance Company (Berkley) is currently providing surety support for Beniton Construction Company, Inc. Berkley is Treasury listed and rated A+ X by A.M. Best. The principals of Beniton Construction Company, Inc. have over eighty five years of construction experience and have successfully completed Construction Management/General Contractor projects ranging in size from several hundred thousand to multiple million dollars. Beniton's unused surety capacity is substantially more than the project being proposed. Berkley has pledged and provided support as needed for Beniton's projects. Beniton Construction Company, Inc. is highly regarded by subcontractors, suppliers, architects and engineers, and we feel they have the requisite managerial, financial, planning, and construction expertise to handle any project.

The Buckner Company and Berkley Regional Insurance Company highly recommends Beniton Construction Company, Inc. and are confident they will perform beyond your expectations on your project.

This letter is not an assumption of liability, nor is it a bid bond or a performance bond. It is issued only as a bonding reference requested by our client. Bond support is subject to change depending upon a review of work on hand, current financial information and other conditions present at the time of proposal or bid. Therefore any specific request for bonds will be underwritten on its own merits and is contingent on Beniton Construction Company continuing to satisfy underwriting requirements.

If you have any questions or would like additional information, please feel free to contact me at (208) 523-9100.

Sincerely,

Douglas G. Ball, CPCU

History

Beniton Construction was incorporated in 1997 with the emphasis on Professional Construction Management for construction of new buildings, tenant improvements, and the renovation of existing buildings. Since our inception, we have completed over 120 Construction Management projects for 44 public agencies in the State of Idaho. We have held our Idaho Construction Management license for 21 years.

Bryce Parker is a licensed Construction Manager in Idaho and President of Beniton Construction. He was born and raised in Texas, received his Construction Management degree from Texas A&M University, and now lives in Gem County. Bryce specializes in project management and field operations.

Alan Uhlorn is Vice President – Director of Pre-Construction. He was born and raised in North Idaho, received his Construction Management degree from Boise State University, and now lives in Meridian. Alan specializes in budgeting, estimating, and bid package development.

Matt Forrester is Vice President – Director of Operations/Corporate Secretary of Beniton Construction. After emigrating from South Africa, Matt grew up in Arizona, receiving his Construction Management degree from Arizona State University, and now lives in Meridian. Matt is also a licensed Construction Manager in Idaho and specializes in project management and company finances.

Beniton has 3 Principals, 4 Project Managers, 2 Estimators, 3 Clerical/Support Staff, 4 Project Engineers, and 9 Superintendents.

Resources

Beniton Construction's office is located at 389 SW 5th Avenue in Meridian, Idaho. We are located just north of the Meridian Road interchange for easy access to the surrounding areas.

We have an excellent outside professional management team for accounting, bonding, and banking.

In addition to our Certificate of Authority for Construction Management in the State of Idaho, we also hold an Idaho Unlimited Public Works License, and are licensed in a number of neighboring states.

Philosophy of Service

Our philosophy and the key to any successful construction project is open and honest communication among all parties involved. This common-sense approach has established rewarding, long-term relationships with many Owners.

Our subcontractors are critical to this relationship. They know that Beniton will treat them fairly, schedule their work accurately and pay them promptly. This translates to more bidders and lower cost.



Beniton Construction Office
389 SW 5th Avenue
Meridian, ID 83642
(208) 884-0027
www.beniton.com

"Our projects could not have been as successful or complete without the experience that Beniton provided from concept to commissioning. There is no doubt that they were the best team for the job."

- David Allison, PE, Former Project Manager
City of Meridian Public Works

Construction Management Personnel

Beniton's proposed team listed within this section has completed multiple projects together, including the recently completed new Star Fire Station. Our combined experiences would be a great asset to the success of the City of Star's project.

Alan Uhlorn is Beniton's head estimator and will provide estimating services throughout the pre-construction phase. He will provide quantity take-offs, solicit input from suppliers and subcontractors, develop a list of subcontractors well suited and qualified for your project, and personally call and invite those subcontractors to participate in this project.

Bryce Parker will be your Construction Manager and will oversee the management of your project. Bryce will also assist Alan in the pre-construction phase, which includes attending design meetings, providing constructability reviews and providing input on materials/methods selections.

Brandon Grote will be your Project Manager. Brandon will attend all Management Team meetings and work closely with Bryce and the Superintendent on project buy-out, contract preparation and administration, scheduling, progress meetings, and quality control. He will review submittals and pay requests and make recommendations to Cushing Terrell Architects and the City of Star. Brandon will maintain monthly project status reports, attend the one-year walk-through, and assist in preparing a list of any items that need to be corrected prior to turnover. He will then follow through to ensure the items are corrected in a timely manner.

Shana Donaldson, Contract Administrator, will assist Brandon and Bryce with pay requests, track and log submittals, and ensure subcontractor's insurances, licenses, bonds, and lien releases are in order. She will assist the Project Manager and Superintendent with the project closeout packages. These include operations and maintenance manuals, record drawings, warranties, and final lien waivers. Shana will help schedule training sessions with your personnel and the subcontractors (including video documentation of maintenance and operating procedures), schedule the one-year warranty walk-through with the Architect, and notify and remind all parties involved four weeks, and then again one week, prior to that date.

A Project Superintendent will be selected for your project and will be on site full time to assist the project team with quality control and coordination of the construction activities. He will update the project schedule and give advance notice to subcontractors and confirm they will be on site when scheduled. He will ensure all subcontractors have current safety and hazardous communication manuals and conduct weekly safety and scheduling meetings. Our Superintendent will monitor the jobsite to ensure a safe working environment.









Prior Experience

Listed within this section are (8) select projects where Beniton Construction was the Construction Manager for an Idaho public agency. Although we have completed a number of large projects like new high schools, we have focused these examples on projects more similar in size and/or scope to your Freedom Hall Event Center. In all cases, the projects came in within the allotted budget and excess contingency funds were returned to the agencies.









Star Elementary School Addition/Renovation

West Ada School District selected Beniton Construction as their Construction Manager for the addition and renovation to Star Elementary School.

The $8.1 million project included demolishing the old gymnasium building and adding a 27,670 square foot addition. The addition included classrooms, cafeteria, kitchen, and a new gymnasium. We also added fire alarm and other renovations to the existing portion of the facility. The school remained operational during the construction process. The project was designed by HSA Architects and was completed for the Fall 2020 opening.





Contact Reference
Spencer McLean
Administrator of Buildings & Grounds
West Ada School District
(208) 350-5210
mclean.spencer@westada.org

Star Fire Station #55

The Middleton Star Fire District selected Beniton Construction as their Construction Manager/General Contractor for their new Fire Station #55. Encompass Architects provided the architectural services for this 8,392 square foot station that includes 2 vehicle bays, 4 sleep rooms, kitchen, living, and a community room.

This $3.1 million project was completed within budget and on time in August of 2025.











Contact Reference
Greg Timinsky
Fire Chief
Middleton Star Fire District
(208) 229-9447
gtiminsky@midstarfire.org

Caldwell Parks & Recreation

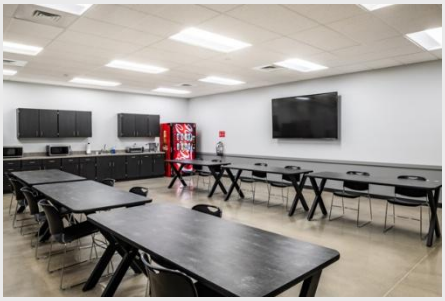
The City of Caldwell selected Beniton Construction as their Construction Manager/General Contractor for their new Parks & Recreation Facility. The 5,000 SF office is a steel framed building with a combination of metal siding and masonry veneer. The 4,000 SF shop is a pre-engineered metal building that houses the department's maintenance, welding, and wash bays. Design West Architects designed the $3.7 million facility that was completed in January of 2023. We constructed the new facilities while keeping their existing facility fully operational. Upon completion of the new buildings, we demolished the old office and shop.













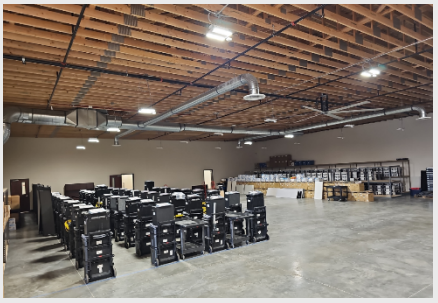
Contact Reference
Denise Milburn
Recreation Supervisor
Caldwell Parks & Recreation
(208) 455-3060
dmilburn@cityofcaldwell.org

Canyon County Elections Building

Canyon County selected Beniton as their Construction Manager/General Contractor for their new Elections Building. RBA Architects provided the architectural services for this 16,500 square foot facility that included voting stations, offices, and warehouse space. The $3.6 million project was completed in December of 2024.







West Valley Humane Society Renovation & Warehouse

Canyon County also selected Beniton to provide Construction Manager/General Contracting services for the renovation of the West Valley Humane Society facility, which also included a 12,500 square foot pre-engineered metal building warehouse. As with the Elections Building, RBA Architects provided the architectural services for these two facilities. The $3.3 million project was completed in June of 2024.







Contact Reference
Rick Britton
Facilities Director
Canyon County
(208) 695-8939
rickey.britton@canyoncounty.id.gov

Nampa Fire Station #6

Beniton Construction was selected by the City of Nampa and Nampa Fire Protection District to construct their new Fire Station #6. Rice Fergus Miller/Pivot North Architects provided the architectural services for this 10,198 square foot station. Beniton Construction completed the $8.5 million project in August of 2023.













Contact Reference
Nick Adams
Deputy Fire Chief
Nampa Fire Protection District
(208) 468-5770
adamsn@nampafire.org

Caldwell Fire Station #3

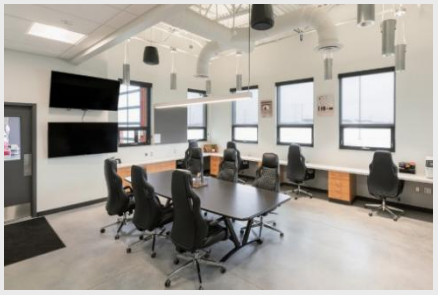
The City of Caldwell selected Beniton Construction as their Construction Manager/General Contractor for their new Fire Station #3. Pivot North/RFM Architects provided the architectural services for this 9,000 square foot station that includes a Battalion Chief Suite and the ability to add a future Apparatus Bay. The $5.1 million project was completed in October of 2020.













Contact Reference
Steve Donahue
Former Deputy Fire Chief
Caldwell Fire & Rescue
(208) 941-7334
2xmach@pm.me

City of Meridian Wastewater Treatment Plant Improvements

The City of Meridian selected Beniton Construction as their Construction Manager for their improvements at their Wastewater Treatment Plant. The improvements included a new 3-story Administration Building, 2-story Laboratory Addition, Controls Building Renovation, and new Maintenance Facility.

The Administration Building was completed in October 2014, the Laboratory in January 2015, the Controls Building Renovation was completed in March 2015, and the Maintenance Facility in June 2015. The projects totaled $8.1 million.

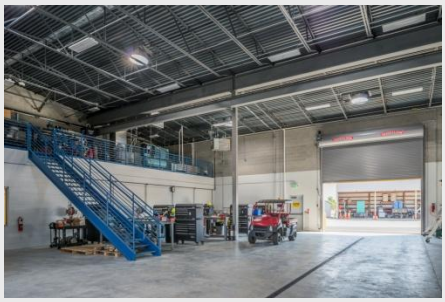












Contact Reference
Warren Stewart
Engineering Manager/City Engineer
City of Meridian
(208) 888-4433
wstewart@meridiancity.org

Construction Management Levels of Services

Professional Construction Management consists of three different phases: pre-construction, construction, and post-construction. All phases are integral functions for a successful construction project and, as your Construction Manager, we will do the following for the City of Star's project:

Pre-Construction Phase

- Schedule a kickoff meeting with Cushing Terrell, their consultants, and the City of Star to review the project to form a complete understanding of the scope and budget requirements.
- Develop a preliminary schedule for final design completion, bidding, and construction.
- Review drawings for constructability. Advise on the selection of materials, construction methods, and availability of materials and labor.
- Identify all requirements for permits, fees, and utility connections, and initialize the process as necessary.
- Identify and start acquisition of Owner-supplied items.
- Review current set of drawings, and provide cost evaluations of alternative materials and systems (Value Engineering).
- Assign a project Superintendent to the project who will assist in the constructability review of the drawings.
- Make recommendations for bidder qualifications and bid packages, establish bid schedules and advertisements, assist in the receipt and evaluation of bids, and make recommendations to the City of Star for award of subcontracts.
- Initiate submittal and shop drawing process.
- Develop final Critical Path construction schedule with selected subcontractors at pre-construction meeting. Identify long-lead items to ensure prompt delivery.
- Write and manage the subcontracts.
- Procure necessary bonds, insurance certificates, and other required forms from subcontractors prior to construction.

Construction Phase

- Procure all permits and governmental approvals. Initiate and coordinate utility service installation.
- Develop site for staging and storage areas, and mobilize manpower and equipment to site.
- Provide full-time jobsite supervision (as a reimbursable cost).
- Facilitate the purchasing, delivery, and storage of Owner-supplied items from vendors.
- Track and log submittals and shop drawings.
- Conduct weekly progress and safety meetings with subcontractors.







Middleton High School
CM Project Completed in 2011

"Out of all the CM firms I have worked with, across the State of Idaho, I would rank Beniton as number one overall."

- Dr. Richard Bauscher,
Former Superintendent
Middleton School District

- Manage monthly payments to the subcontractors.
- Conduct monthly progress meetings with the Owner and Architect. Assist in progress billing evaluation, recommendations and payments. Ensure monthly and final lien waivers are in order.
- Attend monthly meetings to provide construction progress updates.
- Continue Value Engineering as project progresses.
- Update and revise construction schedule as necessary.
- Provide quality control services throughout the project with on-site inspections by the Superintendent, Project Manager, and Architect.
- Provide testing and inspection checklist and logs for all phases of construction.
- Maintain accounting procedures and change orders for cost control.
- At substantial completion, prepare punch list of incomplete or unsatisfactory work, for review by the Architect. Develop a schedule for their completion and assist the Architect with inspections to determine when work has reached final completion.

Post-Construction

- Provide the City of Star with 'close-out' packages consisting of Operation and Maintenance Manuals, Warranties, and Record Drawings. Conduct training for the City of Star staff on systems as necessary.
- Conduct warranty walk-through one year from completion date. Develop a list of items to be corrected under warranty, and schedule their remedy.



Ketchum Area Rapid Transit Facility (KART)
CM Project Completed in 2002

"Beniton was chosen over two other very qualified bidders. KART has not regretted their decision. They all have proven to be very professional, knowledgeable, and up front in all aspects of the project."

- Terry Crawford
Director of Operations
Ketchum Area Rapid Transit

Process of Services Communications

Open communication amongst the team members throughout all phases of the process is the key to the project's success. Our most successful projects have been when a client appoints a select representative (or representatives) as their main point(s) of contact. Having this representative present and actively involved in the process ensures we maintain the proper communication channels and helps facilitate efficient and timely decisions.

The benefits of this communication are first realized during the design phase. Roundtable meetings, having representatives of the City of Star, Cushing Terrell Architects, and Beniton in attendance, are critical and typically happen at each design milestone. With the design appearing to be nearly complete on this project, Beniton can still provide a review of this present drawing set. We can provide constructability reviews and evaluations based upon our field experience with past projects.

During the construction phase, the importance of open communication with the City of Star and Cushing Terrell Architects continues. Representation from the Owner is welcome onsite whenever you would like. These site visits are beneficial, as Beniton can make small changes and shifts of items that may become more apparent in person that may not have been apparent on the drawings. Having the attendance of the Architect and Owner at progress meetings also keeps the entire team updated on the progress, and also allows for quick decisions to be made without delay to the project.

Maintaining Relationships with Clients

Beniton has established long-term relationships with numerous public agencies over the years. The running joke is that our Construction Management warranty equates to the number of years we have been in business. Even though the trade contractors' and suppliers' warranties expire after a set number of years, our commitment to taking care of our clients does not. We still help out clients, now 28 years later, with any issues that arise. These clients are our best references, and we encourage you to contact them to find out why they have selected Beniton Construction on multiple occasions for their Construction Management needs.





Victory Middle School
CM Project Completed in 2016

"We have developed considerable respect for the integrity of the company by reputation and direct experience and appreciate the quality of the personnel assigned and the services provided."

- Wendel Bigham
Former Supervisor Facilities & Construction
West Ada School District

Vallivue School District #139

Lisa Boyd, Superintendent

5207 S. Montana Avenue
Caldwell, ID 83607
Phone (208) 454-0445
Fax (208) 454-0293

December 13, 2023

To Whom It May Concern:

Beniton Construction Company has worked with the Vallivue School District for many years. We would highly recommend them for consideration as the construction manager for a school district or project. We in the Vallivue School District have found Beniton and the people who work there to be exceptional in every aspect of the construction process. In our rapidly growing school district, we plan to utilize their services for years to come for both new construction and renovation of current facilities. Regardless of the challenge, they always roll up their sleeves and get the job done!

With our rapid growth, Vallivue has done a lot of building over the years. In 2023, Vallivue passed a $78 million dollar bond to build two new elementary schools, as well as to completely re-roof and replace HVAC systems at one of our high schools. We are thrilled to have them working with us again to complete these projects.

In the spring of 2013, Vallivue passed a $51 million bond for a second high school, Ridgevue H.S., and selected Beniton through a competitive process. Before the bond even passed, the Beniton team went to work on the project, coming together with the architects and the Vallivue Board and administration to begin making plans. Pre-construction services, such as budgeting, setting up bid packages, and establishing the master schedule were all handled professionally. On-site construction also progressed very smoothly as did post-construction follow up. The school district is delighted with the strikingly beautiful, yet functional facility that resulted from the collaborative effort.

In 2015, Vallivue passed a $28 million bond for the construction of a new elementary school, Skyway, the renovation of Vallivue's two oldest elementary schools, the addition of a new track and greenhouse at Vallivue H.S., and the addition of a career-technical education building at Ridgevue H.S. In 2018, Vallivue passed a $62 million bond for a third middle school, the addition of a new cafeteria and student center at Vallivue Middle School, and upgrades to other facilities in the district. Through skillful project coordination and budgeting, Beniton has managed each one of these overlapping projects, truly a remarkable feat.

On the job site and behind the scenes, Beniton's professionalism and competence really shows. They run a clean, safe job site, meet regularly with all the subcontractors, ensure that the work is done right, and keep things moving in the right direction. Beniton holds regular meetings on the job site with school district officials, the project manager, site superintendent, and architects so everyone is informed and can discuss any aspect of the project. They give the Board an update at each monthly meeting. Communication with everyone involved is one of their greatest strengths.

All in all, I feel that Beniton is the best construction management firm around and I recommend them enthusiastically. Please feel free to contact me if there are any questions.

Sincerely,

Lisa Boyd

Lisa Boyd, Ed S
Superintendent

CITY OF
Caldwell, Idaho

JAROM WAGONER
Mayor

208.455.3011
(f) 208.455.3003

City Hall
411 Blaine Street
Caldwell, Idaho 83605

Post Office Box
P.O. Box 1179
Caldwell, Idaho 83606

For a list of the City Council members, visit:
Website
www.cityofcaldwell.org

May 1, 2023

To Whom it May Concern,

I've had the pleasure of working with Beniton Construction in the building of a new Parks and Recreation building for the City of Caldwell.

Throughout the entire construction process, Beniton Construction listened to our goals for our new building and worked closely with architects and design firms to ensure that our interests were being served. They were highly professional and possessed great interpersonal skills and demanded the same from their contractors all while staying within our budget.

They demonstrated exceptional construction management skills and payed close attention to the quality of the build as well as all the details. Beniton Construction was dependable and communicated very well when there were changes or problems that arose.

We are grateful to have worked with them as they delivered on time and on budget while being all around wonderful to work with!

I would welcome the opportunity to work with them again and highly recommend them!

Sincerely,

Juli McCoy

Juli McCoy
Director, Caldwell Parks and Recreation

THE INDEPENDENT SCHOOL DISTRICT OF BOISE CITY
Facilities & Operations Department
6625 S. Elite Drive ◆ Boise, ID 83716
Phone: (208) 854-6755

December 13, 2023

To Whom It May Concern:

On behalf of the Boise School District, I am happy to recommend Beniton Construction Company for your construction and project management needs. Beniton Construction has provided our District with construction management services on many new schools and renovation projects. These projects include West Junior High, East Junior High, Whitney Elementary, Amity Elementary, Whittier Elementary, Valley View Elementary and renovations at Capital High School, Fort Boise Elementary, Hidden Springs Elementary School, and Washington Elementary. They are currently managing two projects for us- an addition and renovation of the historic Collister Elementary School, and a multi-sports complex at Boise High School.

Each one of these projects are very detailed, complex, and require a great deal of scheduling and communication as most are done with school in session. The team at Beniton continually proves to be very detail oriented, quality oriented, schedule driven, and considerate of Boise School's staff and operations. Their team works with us from the early design phase and they continue their support through the warranty phase of all projects . They meet the budgetary and schedule requirements outlined by the District, work well with City and State entities, and maintain a high level of quality and safety standards throughout the projects. They provide us with top notch estimating, outstanding communication, and they always work closely with each school's administration staff to minimize impacts to our learning/teaching environment. Beniton Construction strives to be the best at what they do, and they are a valuable component to Boise Schools' facilities and construction team.

Please feel free to contact me with any further questions you may have.

Sincerely,

Tom Willis
Facilities and Operations Administrator
Boise School District
(208) 854-6755

Caldwell Fire & Rescue
403 Blaine Street
Caldwell ID 83605
(208) 455-3032
Fire Chief Mark Wendelsdorf

January 13, 2021

To Whom It May Concern:

I am writing this letter of recommendation for Beniton Construction. In the spring of 2019 the City of Caldwell was moving forward with the plans for building Fire Station #3. After working with Pivot North's design team, we began the search for a Construction Manager/General Contractor. After review of the RFQs, Beniton Construction was selected.

From the beginning Beniton was very involved in assisting us in identifying cost savings. Costs saving would be broken out into two different categories, short term savings and long term saving, with an explanation of the positives and negatives of each decision. When we finally broke ground on the station we had regularly scheduled meetings to review the time table for completion, opportunities for changes, and costs.

The Beniton Staff with was always quick to respond to all of requests, questions or inquiries. Additionally, we toured the site on a regular basis, as well as our crews, and they always stopped what they were doing and accompanied visitors around answering their questions, never did we feel like we were burdensome.

As we entered into building the station, I was very concerned and hesitant as this was the first opportunity for us to undertake such a project, in about 20 years. The staff we worked with, made it a very enjoyable process, which reduced the stress which normally comes with project of this size.

When the opportunity comes to build our next station, I would hope that we are able to use Beniton Construction for our CM/GC, and would highly recommend them.

Respectfully Submitted,

Mark W Wendelsdorf

Mark W. Wendelsdorf,
Fire Chief

West Ada
SCHOOL DISTRICT

April 2, 2021

To Whom It May Concern:

It has been my good fortune to work closely with Beniton Construction Company on several projects over the years, most recently the expansion of Star Elementary School, one of the older buildings in West Ada School District. Expanding older buildings is never easy and each expansion project presents unique challenges – Beniton accepted the challenge of this project and worked hard with all stakeholders to address every issue and bring the project to a successful conclusion, the West Ada community is very satisfied with the finished product.

Beniton consistently, and without fail, demonstrates the attributes that any organization looks for in a construction manager – professional personnel, effective management, and a desire for success. Communication with the owner is frequent, project costs are kept up to date, and inquiries are answered in a timely manner – there are no surprises.

Beniton understands the importance of collaboration and the impact strong working relationships have on a project, whether it is meeting early with the owner or the architect, creating bid packages and working with district staff on bidding, or facilitating monthly progress meetings. It is the forging of these relationships that bring strength to a project and removes all doubt of the outcome.

It is with confidence that I recommend Beniton Construction Company be given serious consideration for any construction project – the results will speak volumes.

Sincerely,

Joe Yochum
Assistant Superintendent - Operations

1303 E. Central Drive · Meridian, ID 83642 · P: (208) 855-4500 · F: (208) 350-5959

Technical & Administrative Staff

Beniton Construction's technical staff includes 9 Superintendents to manage the onsite construction activities. These individuals provide full-time supervision and ensure safety, quality control, and schedule compliance. We also have 4 Project Engineers that provide support both on and off the jobsite, helping coordinate the onsite management of contract documents, submittal review, requests for information, and any other support needed by the Superintendent or Project Manager.

Beniton does not self-perform any of the trades, and have purposely structured our company in that fashion. Having come from other companies that had their own specific trade crews, we have found they did not receive competitive numbers from other subcontractors within that trade. We also do not want that self-performed trade to be construed as a separate profit center. This also allows our onsite Superintendent to focus on managing the entire project, rather than managing his own specific trade crews.

Quality & Experience of Key Personnel

Our Superintendents and Project Engineers are all high-quality individuals who have extensive experience by either working their way up through the trades, or have received bachelor's degrees in Construction Management. They all have extensive experience with Construction Management projects and are more than capable of handling your proposed station.

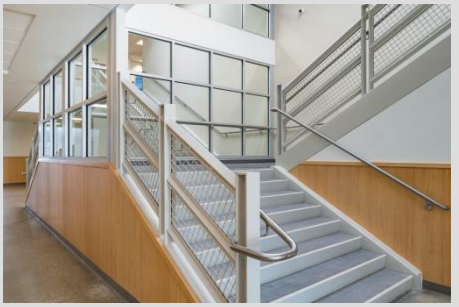
Available Equipment & Software

Beniton Construction possesses all the necessary onsite equipment needed to properly manage your project.

Beniton utilizes Procore project management software on all of our projects. This web-based software allows all members of the Design Team and the Owner access to the project documents. Procore is a great tool to help streamline the information flow of the project, and allowing any team member quick access to documents or pictures with any web device.

Beniton Construction utilizes Asta Powerproject for all of our scheduling. It provides the critical path, milestones and concurring tasks in an easy-to-read format. The project schedule will show activities that occur prior to, during, and after the construction phase.

We utilize Bluebeam for our estimating needs. This program allows us to color-code items as we perform quantity take offs. It is a great tool to use during the design phase to graphically illustrate our understanding of the proposed materials with the City of Star and the Architect during our team meetings.









Ridgevue High School
CM Project Completed in 2016

"All in all, I feel Beniton is the best construction management firm around and I recommend them enthusiastically."

- Dr. Pat Charlton, Former Superintendent
Vallivue School District

Management Staff

The principals of Beniton Construction are *'hands-on'* Owners, actively involved in the day-to-day business, and offer the City of Star personalized service. All of our employees have a *'do whatever it takes'* attitude and are willing to expend the time and energy required to complete your work and give the City of Star the best service and value available. Our office staff is comprised of:

- **Operations**

  Project Management:
  - Bryce Parker – President, Construction Manager
  - Andy Eells – Project Manager
  - Brandon Grote – Project Manager
  - Brandon Pipkin – Project Manager

- **Pre-Construction**

  Estimating:
  - Alan Uhlorn – Vice-President, Director of Pre-Construction
  - Bret Grote – Estimator

- **Office Management**

  Administrative:
  - Matt Forrester – Vice President, Director of Operations
  - Krista Gardner – Contract Administrator
  - Shana Donaldson – Contract Administrator
  - Kathy Thompson – Accounts Payable

Current Workload

Timing of this work couldn't be better, as a number of our projects are wrapping up this fall and winter. We have the manpower availability and horsepower to manage your project. Our Pre-Construction department has the availability to dive into this project right away.

Time Management Practice

Beniton's reputation is based on our organizational skills and ability to take care of our clients. We carefully choose the projects that are well suited for Beniton Construction and never take on more than we feel comfortable with. This has allowed controlled growth while developing repeat client relationships. Our annual volume averages around $75 million, and we are capable of managing your project with our current management staff.





Blaine County Courthouse Annex
CM Project Completed in 2004

"Beniton's staff is conscientious and wonderful to work with. Their in-house staff provides exceptional administrative support to their quality-oriented field personnel."

- Sarah Michael, Former Vice Chair
Blaine County Board of Commissioners

Project Approach

Beniton Construction is excited to share our knowledge gained through our past Construction Management projects. Through this experience, we have established an efficient project approach to help maximize your project scope within your established budget.

Beniton Construction will first develop a Master Schedule describing the different phases of each project. It will show goals for design completion, building department review, bid period, expediting of equipment, construction, final completion, and any other important milestones. We will identify areas of specific concern so they can be addressed before construction begins, and included in specific bid packages.

This project is unique in that the design in nearly complete, whereas we usually provide progress estimates at each design milestone. Benition will take this latest set of drawings and specifications, and review the design, material selections, and building systems with the City of Star and Cushing Terrell Architects. If needed, we will provide value engineering ideas to ensure we meet your budget. Beniton can also solicit input from local subcontractors and suppliers to ensure our estimated costs are accurate and to obtain further cost-saving ideas. During the latter part of the pre-bid phase, Beniton brings the project Superintendent in as part of our team. This will allow them to offer ideas on constructability and become familiar with the project, ensuring a smooth start when construction begins.

Permitting and bid solicitation for the project occurs during the final stages of the design. It is important to not only generate subcontractor interest, but generate interest from those who are qualified for the specific project. Beniton will assist Cushing Terrell Architects and the City of Star with all Division I Specifications. Beniton will develop bid packages that make economic sense to the subcontractors and are the most advantageous to you. We personally contact subcontractors throughout the area to get the best value and participation available. We not only advertise within the online plan rooms, we solicit proposals from responsible subcontractors who have proven track records on our projects, and encourage them to participate. We will tabulate the bid results and recommend the lowest qualified bidders for your approval.

Beniton ensures all subcontractors provide signed contracts, certificates of insurance, bonds, safety programs and all other required forms. Beniton will prepare pay request forms for each subcontractor and include them with their contract. All subcontractors are required to use this form when submitting an application for payment, along with a schedule of values.

Pay requests must be submitted in a timely manner to allow time for review before they are processed for payment. Progress meetings are held on site with







Caldwell Police Station
Original CM project completed in 2001
New Addition completed July 2019

"Beniton's staff provided exceptional control of project budgets, construction timelines, contractor interactions, and building commissioning."

- ElJay Waite, Former Finance Director
City of Caldwell

the Architect and your representative(s) to monitor progress and review the pay requests. Subcontractors are required to sign lien waivers before those payments are released. Before final payment is issued, all punch list items must be complete, consents of surety received, tax releases issued by the Tax Commission, and closeout documents must be provided, including record drawings, operation and maintenance manuals, training videos, and warranties.

Shop drawing and product submittal due dates are discussed at the pre-construction meeting and are entered into a master log so that they may be easily tracked. Our Superintendent and Project Manager will hold weekly jobsite meetings with the subcontractors to review their schedules and work scope for the following week. This allows everyone to discuss any possible conflicts and what the trades will be concentrating on for that week.

Beniton utilizes standard AIA document software in electronic format for writing contracts. We have also developed many of our own forms for tracking job submittals, requests for information, changes, pre-construction meetings, weekly jobsite meetings and construction progress.

The closeout stage of any project is not only one of the most important stages of a project, but can be one of the hardest stages to complete. Our superintendents pride themselves on making sure each stage of the project is completed satisfactorily as work progresses, resulting in minimal punch list items. Drawings are updated as work progresses so they can be easily and quickly transferred into the record documents. The closeout process is started at the beginning of the project with tracking logs in our Project Management Software, and documents are acquired during the course of construction so all that remains are the final documents and verifications, such as inspections, dated warranties, and training/demonstrations.

Prior to the one-year warranty period we will schedule a walk-through with the City of Star and Cushing Terrell Architects. We will list all warranty items that need to be corrected and schedule those items to ensure a timely completion.

Safety

Beniton Construction is dedicated to safety in our work place and has been in a partnership program with OSHA since 1998.

All trades are required to have a safety program in place and a copy of the program at the jobsite before they begin work. Each worker must complete our safety orientation program prior to working on our jobsites. Weekly safety meetings are held onsite that cover topics relating to the work being performed that week. Beniton requires periodic inspections to be performed by an independent safety consultant during the course of construction. They will issue a written report to Beniton Construction the same day the inspection occurs, and we copy the report to each subcontractor identified by the inspection.





Skyway Elementary School
CM Project Completed in 2017

"We in the Vallivue School District have found Beniton and the people who work there to be exceptional in every aspect of the construction process."

- Lisa Boyd, Superintendent
Vallivue School District

Scheduling

The key to timely completion of a project is organization. Subcontractors and suppliers need to know when they are expected to be on the job and have to be confident their work will flow smoothly.

Activities will be generated from one source that starts at the conceptual stage. Beniton will start with a Master Task Code List and select project-related tasks for the conceptual budget. As the design stage develops, we will break down the general areas of work into the specific tasks required for the bid packages. This breakdown will ensure that all tasks are included in the budget and eliminate overlapping tasks between subcontractors. These individual tasks are then incorporated into the project schedule.

Beniton will produce a preliminary total project schedule that coincides with the already established timeline prepared in the pre-construction phase. It will show the ideal timeline of bidding and construction for your project. The bid documents will include this schedule, clearly identifying the duration requirements to all subcontractors prior to submission of their bids. After subcontractor selection, we will review each construction schedule with all subcontractors, utility companies and suppliers to gather information such as long-lead items or areas requiring special attention. This information is then incorporated into the final construction schedules and **becomes part of all trade contracts**.

Shop drawing and product submittal due dates are discussed at every meeting. We have included liquidated damages to submittal due dates to better facilitate prompt receipt and processing of these items.

We have incorporated early sitework phases to projects to help meet a public agency's schedule. This can include performing the relocation of irrigation lines (during the off season), site demolition, or building pad construction while the Architect is finishing up the final building design documents.

It is important the subcontractors adhere to the project schedule. If one starts to stumble, the whole project may suffer. We strive to avoid those situations by making it clear in the bid documents that their schedule will be enforced and subcontractors will be fined (liquidated damages, generally $1,500 per day) if they do not comply. If they fall behind we will help them find solutions to bring their work back on schedule. It may mean they supply more manpower or work evenings and weekends. Sometimes we are able to adjust the work sequence of other trades to help them catch up their schedule.







Whittier Elementary & Community Center
CM Project Completed in 2020

"The team at Beniton proved to be very detailed oriented, quality oriented, schedule driven, and considerate of Boise School's staff and operations."

- Tom Willis
Facilities & Operations Administrator
Boise School District