FREEDOM HALL

City of Star



HC COMPANY

OCT01
2025

RESPONSE TO REQUEST FOR QUALIFICATIONS

Cover **LETTER**

Main Business Office:
12650 W Bridger St., Ste 100
Boise, ID 83714
Phone: 208.321.4990
June 23, 2025
Field Office: N/A

Attn: City of Star
10769 W. State Street
Star, Idaho 83669

RE: Request for Statement of Qualifications STAR 25-01 - Qualifications of HC Company submitted in response to City of Star, Freedom Hall.

TO: Mayor Chadwick and Selection Committee

On behalf of HC Company, I am honored to submit our qualifications for the **Freedom Hall Event Center** project. We view this opportunity as a natural continuation of our relationship with the City of Star, where we have had the privilege to partner on projects including Chase Bank, Christian Brothers Automotive in Star, as well as nearby neighbors with the award winning Center at the Canyon County Fairgrounds, all built under the steady leadership of our proposed Superintendent, Tim Aguiar.

Our team brings a proven record of delivering community-centered projects that serve as gathering places and focal points for the Treasure Valley. From our long-standing partnerships with the Boys & Girls Clubs of Kuna and Boise, to neighborhood amenities like the Whitewater Clubhouse and Cartwright Ranch Clubhouse & Pool, HC has consistently delivered spaces that support recreation, connection, and community pride. The Freedom Hall Event Center aligns directly with this legacy of work, and we are excited by the opportunity to create a venue that will serve the City of Star for generations.

For this project, HC Company will provide strategic leadership and a team structure designed to ensure the City's goals for budget, schedule, and quality are met. Our project team includes Senior Project Manager John Clark, Superintendent Tim Aguiar, and Senior Estimator Dan Cacioppo—professionals with decades of combined experience in civic, community, and event facility construction.

HC Company is deeply rooted in the Treasure Valley, and our philosophy is simple: we treat every project as a partnership. We are committed to delivering Freedom Hall on time, within budget, and to the high standard of quality the City of Star deserves. We look forward to continuing our partnership and building a facility that reflects the vision and pride of your community.

Thank you for your consideration. We would be honored to bring Freedom Hall to life with you.

Sincerely,

Jeremy Barber - Vice President
jbarber@hcco-inc.com | c: 208.995.4228

John Clark - Senior Project Manager
Main Point of Contact
e: jclark@hcco-inc.com | c: 986.888.1135

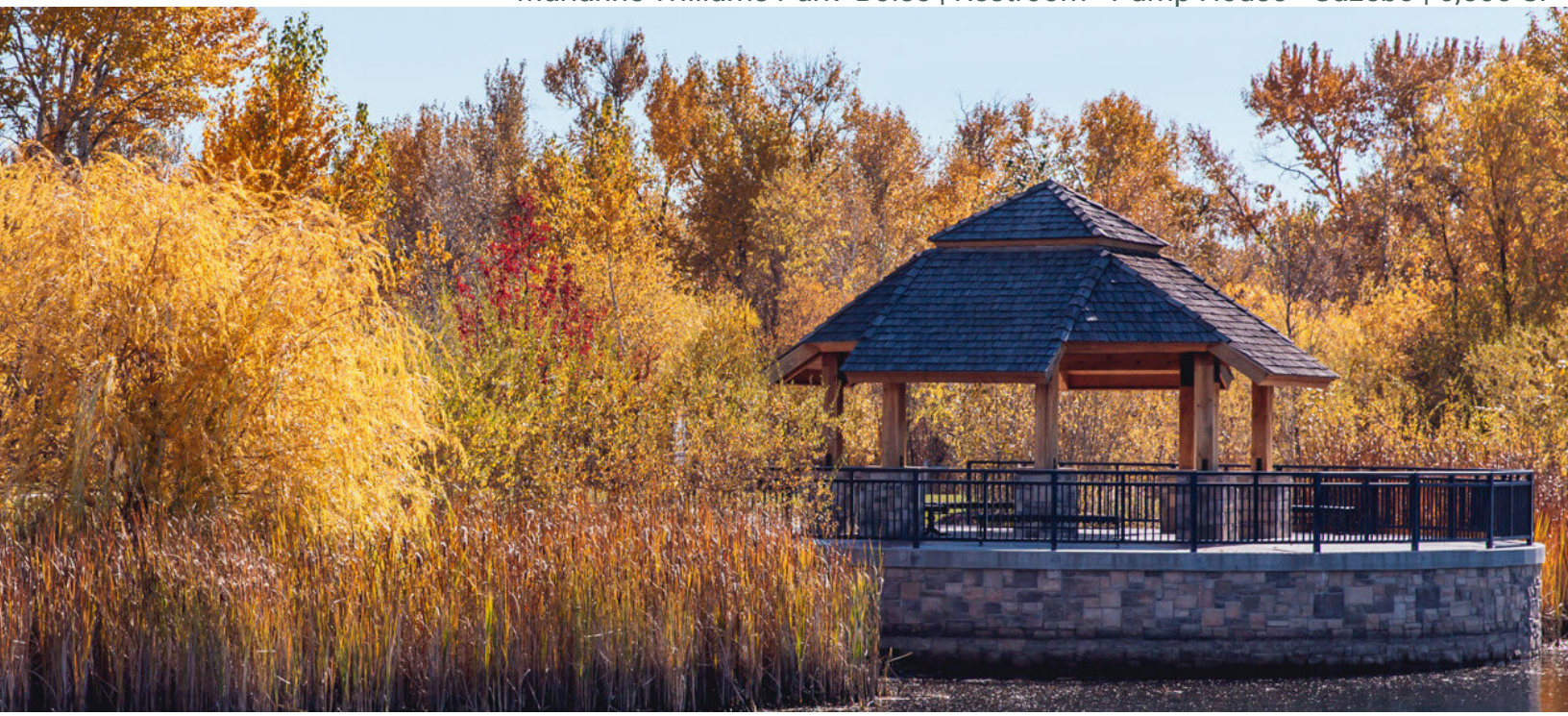
*Please note our acknowledgement of Addendum No. 1

Table of **CONTENTS**

HC Company

Cover **LETTER** 2
Table of **CONTENTS** 3
1. Licensure **REQUIREMENTS** 5
2. Insurance **COVERAGE** 7
3. Background and **EXPERIENCE** 10
4. Management **LEVELS of SERVICES** 16
5. Process of **SERVICES COMMUNICATIONS** 19
6. Technical **RESOURCES** 21
7. Management **CAPABILITIES** 23
8. Project **APPROACH** 30

Marianne Williams Park -Boise | Restroom - Pump House - Gazebo | 6,500 SF



TAB 1

HC COMPANY

LICENSURE REQUIREMENTS



1. Licensure **REQUIREMENTS**

HC Company holds and maintains the following Licenses:

1a. State of Idaho Public Works Construction Manager License **#PWC-C-16360**

1b. Certificate of Authority for Construction Management Services

1c. State of Idaho Public Works Contractors License **#016678**



Brad Little
Governor

State of Idaho
Division of Occupational and Professional Licenses
PUBLIC WORKS CONTRACTORS LICENSING

CERTIFICATE OF AUTHORITY

License issued pursuant to Title 54, Chapter 45, Idaho Code, as amended

HC COMPANY, INC.

Expiration Date: 09/30/2025

MATTHEW A. SMITH

has fulfilled the requirements for Licensing of Construction Managers in Idaho and may provide and hold itself out as providing Construction Management Services.

Licensee Signature

Russell Barron, Administrator



Brad Little
Governor

State of Idaho
Division of Occupational and Professional Licenses
PUBLIC WORKS CONTRACTORS LICENSING
CONSTRUCTION MANAGER

016678
License Number

09/10/2013
Original License Issued

This is to certify that

MATTHEW A. SMITH

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: 09/30/2025

Licensee Signature

Russell Barron, Administrator



HC COMPANY

INSURANCE COVERAGE

2

TAB



Whitewater Park Community Clubhouse -Boise | Wood Framed |10,000 SF

2. Insurance **COVERAGE**

2.1-4 HC Company Certificate of Required Insurances

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 any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Susie Skelton
USI Insurance Services NW 1144 South Silverstone Way Suite 440 Meridian, ID 83642	PHONE (A/C, No, Ext): 208-917-5688 FAX (A/C, No): 866-613-3129 E-MAIL ADDRESS: susie.skelton@usi.com

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
HC Company, Inc. 12650 W Bridger St Suite 100 Boise, ID 83713-1577	INSURER A : Travelers Property Cas. Co. of America	25674
	INSURER B : Burlington Insurance Company	23620
	INSURER C : WCF National Insurance Company	40517
	INSURER D : Convex Insurance UK Limited	NONAIC
	INSURER E : Travelers Casualty & Surety Co. of Amer	31194
	INSURER F : Travelers Indemnity Company	25658

COVERAGES **CERTIFICATE NUMBER:** **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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
F	X COMMERCIAL GENERAL LIABILITY	X	X	DTCO4T18270APHX2	07/01/2024	07/01/2025	EACH OCCURRENCE	$1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$300,000
	X PD Deduct: $2,500						MED EXP (Any one person)	$10,000
	X WY Stop Gap						PERSONAL & ADV INJURY	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$2,000,000
	OTHER:						Stop Gap/EL	$100/500/100
F	AUTOMOBILE LIABILITY	X	X	8104T1827352426G	07/01/2024	07/01/2025	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR	X	X	CUP4T1828032426	07/01/2024	07/01/2025	EACH OCCURRENCE	$10,000,000
	EXCESS LIAB CLAIMS-MADE			(FOLLOW FORM)			AGGREGATE	$10,000,000
B	DED X RETENTION $20,000	X	X	671BE10231	07/01/2024	07/01/2025	EXCESS	$5,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N		X	4048051	07/01/2024	07/01/2025	X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y	N / A		(ID.MT.NE)			E.L. EACH ACCIDENT	$1,000,000
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$1,000,000
							E.L. DISEASE - POLICY LIMIT	$1,000,000
D	Professional Liab			PF01023A23	08/11/2024	08/11/2025	$2,000,000	
D	Excess Prof Liab			PF01033A23	08/11/2024	08/11/2025	$1,000,000	
E	Crime			107717106	07/01/2024	07/01/2025	$1,000,000	

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

Proof of Insurance

CERTIFICATE HOLDER	CANCELLATION
FOR INFORMATIONAL PURPOSES ONLY	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 Gary D. Patterson



Financial Strength and Security

Our sustained success over the past twenty-three years is due to our client-centered culture of service. Our specialized team can offer you:

The strength of our success is proportional to our bonding capacity. We are proud of our success and confident in the equity foundation supporting it.

$80 M
IN VOLUME

$100 M
AGGREGATE BONDING CAPACITY

$15 M
LIABILITY UMBRELLA

This proven financial stability combined with our bonding capacity, liability coverage, and consistent construction volume to give the City of Star full confidence in our ability to deliver Freedom Hall successfully.



Miller Outdoor Theater - Houston, TX | 6,500 SF

HC COMPANY

BACKGROUND AND EXPERIENCE

3

TAB

Cartwright Ranch Community Center -Hidden Springs Community | 3,853 SF

3. Background and **EXPERIENCE**

3.1-2 HC Company Background

HC Company is a licensed Idaho Public Works contractor and full-service General Contractor/ Construction Manager based in Boise, Idaho at 12650 W. Bridger Street. Since our founding in 2002, we have provided more than 23 years of continuous licensed service to both public and private-sector clients across the state.

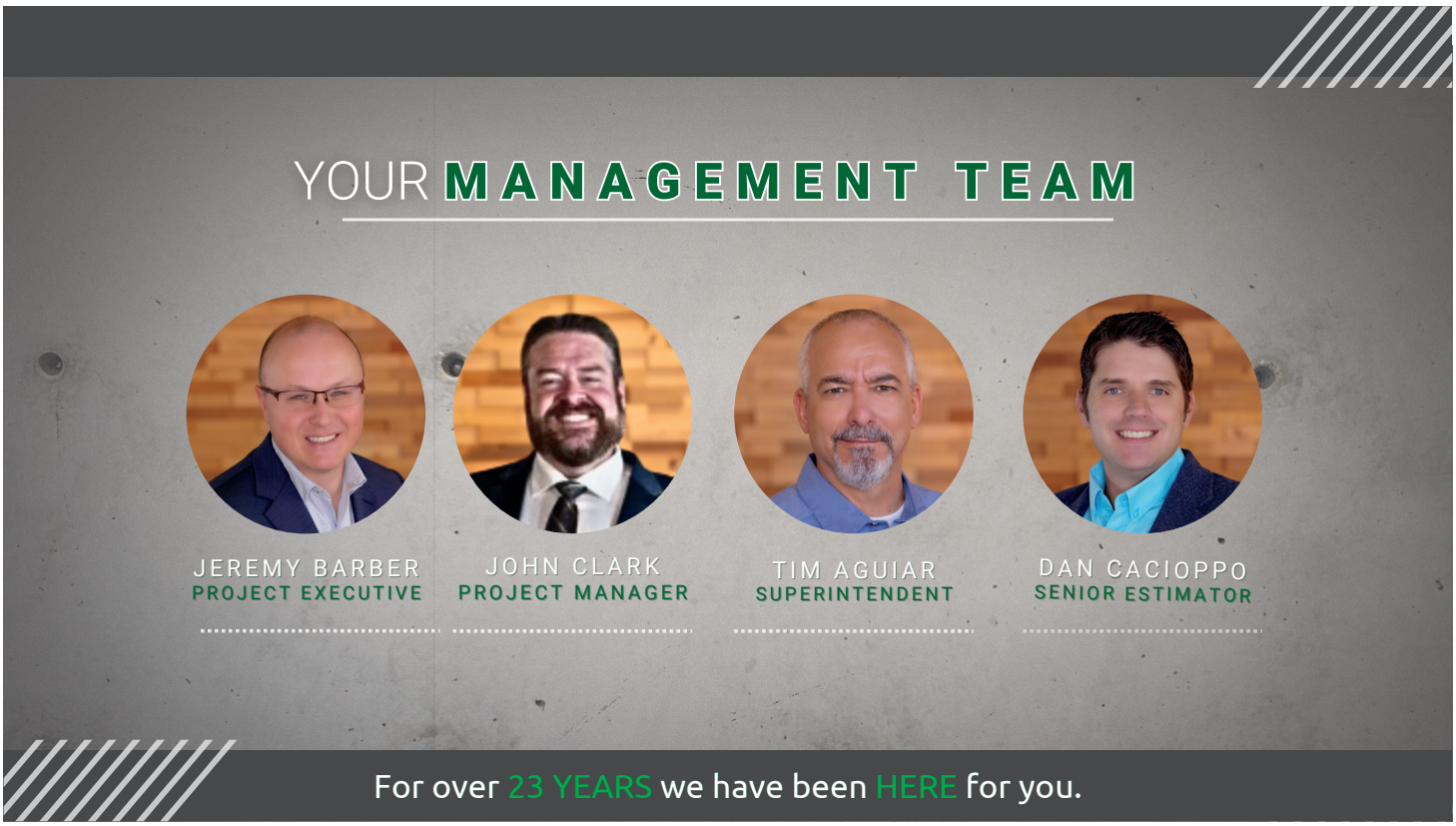
Our firm is built on a culture of integrity, craftsmanship, and responsive service. With a team of more than 75 professionals and an average employee tenure of over seven years, we bring both stability and technical expertise to every project. Over 85% of our work comes from repeat clients, a reflection of our commitment to collaboration, high-quality execution, and schedule certainty. For Freedom Hall, this means more than delivering a building—it means bringing those same values to a project that will serve as a centerpiece for Star. We see this as an opportunity to honor the trust of your community, to create a facility that reflects your vision, and to continue building places where Idaho communities can thrive together.

3.3 Assigned Construction Management Personnel

HC Company has thoughfully assembled the team for the Freedom Hall Event Center with the proven experience to deliver a high-quality community facility for the City of Star.

Project Executive **Jeremy Barber**, Senior Estimator **Dan Cacioppo**, Senior Project Manager **John Clark**, and Superintendent **Tim Aguiar** will work cohesively together to guide the project from pre-construction through closeout. This group combines seasoned leadership with strong management and technical support, reflecting a balance of experience, precision, and energy.

Their collective background includes successful delivery of civic and community projects such as The Center at Canyon County Fairgrounds, Chase Bank, Christian Brothers Automotive in Star, and multiple community clubhouses—evidence of the team's ability to achieve schedule-driven, cost-conscious, and community-focused results.





The Center | Canyon County Expo

Location: Caldwell, ID

Client:
Canyon County

Project Name:
Canyon County Expo Building

Size:
45,000 Sq Ft

Contract Value:
$8,862,684.000

Contact:
Diana D. Sinner | 208.614.5067

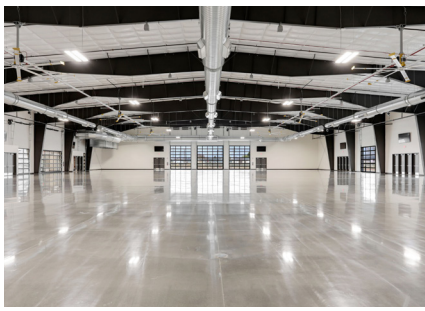
Title:
Director, Canyon County Fair

Why This Project Example For The City of Star:

The Center was completed in November 2022 for Canyon County and combined a pre-engineered metal building with structural steel framing, resulting in a more complex structure than a typical PEMB build. HC Company worked in close collaboration with County staff, successfully integrating scopes self-performed by the County such as painting, low voltage, landscaping, and final clean into the construction plan. When additional work was identified, including a new bridge and abutment connecting to adjacent city property, our team responded quickly and seamlessly incorporated those elements into the overall delivery.



Much like the City of Star's firm completion deadline of September 30, Canyon Country was shaped by their event calendar, including the annual Caldwell Night Rodeo and other scheduled shows. HC Company aligned construction activities to support those needs, maintaining steady communication and flexibility throughout. The result was a successful, highly visible public facility delivered on-time with a level of responsiveness and service that earned strong trust from County leadership.



The project's recognition as a Top Project in Idaho reflects both the quality of construction and the strength of the partnership that supported it.



Written Reference

"I am writing to express my deep appreciation for the outstanding work and dedication exhibited by HC Company throughout the construction of our award-winning project. I had the pleasure of witnessing firsthand the exceptional professionalism and commitment demonstrated by your team throughout the entire process. Your dedication, expertise, and commitment to delivering high-quality results have been exemplary, and we look forward to the opportunity to work on future projects."

Name: Diana D. Sinner | Title: Director



Whitewater Park Community Clubhouse

Location: Boise, ID

Client:
Kennedy Wilson Multi-Family

Project Name:
Whitewater Community Center

Size:
10,000 Sq Ft

Contract Value:
$1,434,396

Contact:
Mike Winstead (retired) | 425.456.2000

Title:
Owner's Representative

Why This Project Example For The City of Star:

The Whitewater Park Clubhouse was envisioned as a welcoming hub for residents — a space that would elevate community amenities while blending seamlessly into the surrounding park setting. HC Company transformed the existing 8,500 SF facility into a modern, 10,000 SF clubhouse designed to support both recreation and gathering. The renovation introduced a new architectural skin with a contemporary barn-inspired aesthetic, a durable metal roof, and expanded canopies to create inviting outdoor transitions.



Inside, the project reimagined the building's program to better serve residents. By converting half of the existing basketball gym, HC Company created space for a two-story, state-of-the-art fitness facility, ensuring the clubhouse would meet the evolving needs of the community. The result is a vibrant, multipurpose facility that combines function, design, and community value — turning an aging structure into a lasting centerpiece for a thriving community.





Written Reference

"HC Company is undeniably the best general contractor that I have ever worked with after many years in the business. They approached the projects as our partner, being proactive with value engineering and always presenting multiple solutions to any issues that came up. Communication and updates were frequent and detailed, and schedules were always very tightly adhered to. They won the Idaho Business Review Top Renovation project for private projects at one of our properties!"

Name: Mike Wickstead | Title: Owner's Rep.



Cartwright Ranch Clubhouse

Location: Boise, ID

Client:
Eagle River LLC

Project Name:
Cartwright Ranch Clubhouse

Size:
3,853 Sq Ft

Contract Value:
$1,810,331

Contact:
Chad Hammel | 208.608.2597

Title:
VP of Construction | Grossman Properties

Why This Project Example For The City of Star:

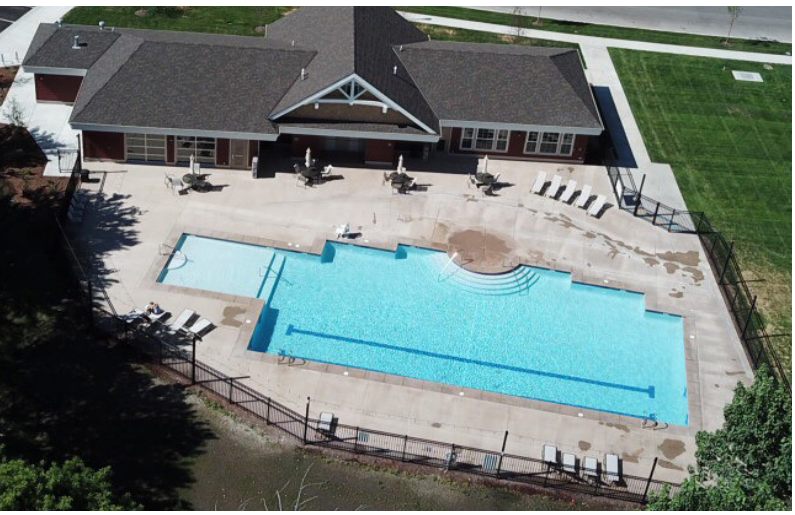
The Cartwright Ranch Clubhouse was designed to serve as the heart of its growing neighborhood, providing residents with a welcoming space for recreation, connection, and community gatherings. HC Company delivered a facility that combines thoughtful design with practical amenities, ensuring it would become a long-term asset for the development.

The project included the construction of a clubhouse with flexible community rooms, a fitness center, and support spaces, as well as the integration of an outdoor pool and landscaped gathering areas. Attention was given not only to the building's function but also to its role within the greater community — creating a hub that encourages interaction, wellness, and year-round activity.

By aligning construction with the developer's vision and maintaining careful attention to detail, HC Company ensured that the Cartwright Ranch Clubhouse reflects both the quality and character of its community. The result is a facility that balances aesthetic appeal, functionality, and neighborhood value, serving as a centerpiece for residents and a model for community-centered construction.







Written Reference

"The projects completed by HC are delivered with a solid dedication to quality and a crisp attention to detail. Their management style evokes an atmosphere of team work as it is clear they are not only fair but dependable in every aspect. Eagle River could not be happier with the projects completed by HC Company and we would not hesitate to recommend them to any organization in need of a contractor that can handle projects of any size."

Name: Chad Hammel | VP of Construction



Orchard Combat Training Center


The Center at Canyon County Expo

Government Subdivision Projects **HC Company Executed as Construction Manager** -100% Completed on Time and Within Budget.

- Canyon County Expo Building
- Idaho Department of Corrections – Roof and HVAC Replacement
- College of Western Idaho NMEC Roof Replacement
- Caldwell Readiness Center Remodel
- Idaho Military Division Building #600 Upgrades
- Idaho State Police Dorm Remodel
- Idaho Department of Corrections Pendyne Upgrades
- Idaho State Police Fire Alarm Upgrades
- College of Western Idaho NCAB AHU Replacement
- College of Western Idaho NCAB Boiler Upgrades
- Orchard Combat Training Center
- Idaho Military Division Deferred Maintenance Project



The Center at Canyon County Expo


Orchard Combat Training Center

TAB 4

HC COMPANY

CONTRACT MANAGMENT LEVELS OF SERVICE

Orchard Combat Training Center - Boise, ID | PEMB Hybrid | 23,000 SF

4. Contract Management **LEVELS of SERVICES**

HC Company Provides the Following Construction Management Services:

4.1 Working With the Architecural and Engineering Design Team

HC Company approaches preconstruction as a collaborative process that sets the tone for the entire project. From the outset, we work side by side with the City of Star, Cushing Terrell, and key stakeholders to align priorities, clarify expectations, and build a shared roadmap. Every step is documented with meeting minutes, action items, and decision tracking so that the City remains fully informed and engaged.

A unique strength we bring to Freedom Hall is our longstanding partnership with Cushing Terrell, the project's architect. Over years of successful collaboration—including their current work designing HC Company's new headquarters—we have built trust and efficiency rooted in open communication and mutual accountability. This established partnership means the City of Star will benefit from a project team that already knows how to problem-solve together, accelerate decision-making, and keep design and construction moving in lockstep.

Budget alignment begins immediately through Rough Order of Magnitude (ROM) estimates, refined at each design milestone with input from trade partners and real-time market data. Constructability reviews at schematic, design development, and CD phases further ensure that design intent aligns with field realities, helping the City avoid costly revisions later.

4.2 Cost Certainty

As CM/GC, HC Company manages a transparent, competitive bid process that complies with Idaho procurement requirements. We divide the project into clear bid packages, develop detailed scopes of work, and solicit multiple bids from qualified subcontractors to ensure competitive pricing and broad participation.

Our team prepares side-by-side comparisons and scope leveling sheets so the City can see exactly how proposals align. This identifies gaps, confirms coverage of all requirements, and evaluates both cost and qualifications. We then provide clear recommendations with a summary of the lowest responsive, responsible bidder for each package.

Throughout, the City receives transparent documentation and evaluation tools, ensuring confidence that subcontractors are selected fairly and cost decisions are fully informed. This approach provides confidence in a fair and complete selection that has been proven on municipal projects such as the Canyon County Fairgrounds, where careful scope evaluation and competitive bidding delivered both best value and cost alignment.

4.3 Permitting

While the architect leads the permitting effort, HC Company supports the process by coordinating with design partners, responding to jurisdictional requirements, and supplying construction-related documentation as needed. We stay engaged to ensure review comments are addressed quickly and that permitting aligns with the overall project schedule. This steady involvement helps keep the process moving forward and positions Freedom Hall to transition seamlessly into construction.

4. Contract Management cont'd

4.4 Strategic Plan Development

Before construction begins, we create a master plan tying together budget, phasing, and schedule. We revisit and update this plan with the City as the project progresses, ensuring goals remain aligned and potential risks are addressed before they become issues or create roadblocks.

4.5 Accounting and Document Management

Financial clarity and reliable documentation are central to HC Company's approach. Using Procore, we provide the City with live access to RFIs, submittals, meeting minutes, and detailed budget logs. Weekly budget reviews, lien release tracking, and invoice validation ensure that every dollar is accounted for and every decision is documented. Through Procore, the City will have live access to budgets, RFIs, and submittals making project information clear, current, and accessible, both during construction and for long-term facility management.

4.6 Construction Activity Oversight

Once construction begins, Superintendent Tim Aguiar will lead all field activities, supported by Project Manager John Clark and the rest of our team. Tim's responsibilities include coordinating subcontractors, enforcing safety, managing logistics, and monitoring quality. With more than two decades of experience on public and community projects, and an established relationship with the City, he is known for maintaining safe, orderly jobsites and minimizing disruption.

To give the City clear visibility into progress, we supplement on-site management with digital platforms that track submittals, schedules, and daily reports, along with photo-based documentation that creates a time-stamped record of construction. These tools keep City staff engaged with the project in real time while our team delivers consistent performance and a professional outcome.

4.7 Client and Vendor Communication

We recognize that communication is the heart of a successful project, especially in a close-knit community. Our style is approachable and consistent—we make it a priority to listen, respond quickly, and ensure that decisions are clear to all parties. For the City, this means weekly coordination meetings, action items, and reports that keep leadership informed. For our subcontractors and vendors, it means open lines of communication, respect for their expertise, and scheduling that allows them to perform at their best.

This people-first approach is why our partners return to work with us. By combining structured systems with genuine relationships, we create an environment where challenges are solved together and successes are shared. For Freedom Hall, the City can count on us to communicate with honesty and care, treating the project as if it were our own.

HC COMPANY

PROCESS OF SERVICE COMMUNICATIONS

5

TAB



Marianne Williams Park -Boise, ID | Restroom - Pump House - Gazebo | 6,500 SF

5. Process of **SERVICES COMMUNICATIONS**

5.1 Client and Stakeholder Communication

HC Company views communication with the Owner as an active partnership. We listen first and document always. From the outset, a clear chain of contact supported by regular meetings, detailed minutes, and decision logs to ensure accountability. Our process is built around early alignment with stakeholders and user groups, recognizing that public facilities like Freedom Hall must serve multiple audiences. By listening first and documenting decisions carefully, we create clarity and reduce the chance of rework later.

Technology enhances this accessibility. Through Procore, the City of Star will have real-time access to RFIs, submittals, schedules, and budget status, while our 360° photo documentation platform enables City staff and stakeholders to virtually walk the site at any time. These tools ensure that information is accurate, up to date, and accessible—even when team members cannot be on site.

We complement these systems with structured progress meetings where schedule, cost, and design updates are reviewed alongside stakeholder input. This approach, proven on projects like the Canyon County Expo and Boys & Girls Club, ensures that Freedom Hall will move forward with shared understanding, transparency, and trust between the City, design team, and community partners.

5.2 Best Practices with our Clients

More than 85% of our work comes from repeat clients, a direct reflection of the trust we build through consistent communication, responsiveness, and post-construction support. This repeat work is not abstract—it is visible in the relationships we've built with long-term clients such as Chase Bank, where our fifth project is currently under construction, and Christian Brothers Automotive, where we are now delivering our fourth facility in the state. These ongoing partnerships speak to the quality of our work, the clarity of our communication, and the commitment we extend well beyond project closeout.

For Freedom Hall, this same philosophy applies. We begin by aligning all stakeholders—the City, architect, consultants, subcontractors, and community partners—through structured integration meetings that define expectations and responsibilities. Weekly coordination sessions, look-ahead schedules, and pre-installation conferences then keep the team focused and informed. Using Procore to log submittals, RFIs, and change events in real time, we ensure no detail is overlooked.

At its core, our approach is more than process—it's a demonstration of our values. We foster relationships through honesty, responsiveness, and genuine investment in our clients' success. For the City of Star, this means Freedom Hall will be guided not only by proven systems, but by a team fully committed to the long-term success of both the project and the community it serves.

HC COMPANY

TECHNICAL RESOURCES

6

TAB

Greyloch - Star, ID | Imported Pre-Engineered Installations | 97,000 SF

6. Technical **RESOURCES**

6.1 Administration and Technical Support Staff

HC Company's ability to deliver projects like Freedom Hall is strengthened by a dedicated group of **thirty two technical staff** who support our project teams in the field. This includes our Scheduling Teams, Accounting Teams, Human Resources, administrative support and our critical Division Nine Crew that transforms a structure into a functional and polished space. Each play a vital role in keeping projects organized, efficient, and financially sound.

These professionals are not only highly skilled; they've provided the reliable backbone contributing the continuity and expertise that has defined HC Company's success over the past two decades. With an average employee tenure of more than seven years, they bring both stability and depth of knowledge to every project. Their contributions extend well beyond task execution—they provide the continuity, accountability, and behind-the-scenes expertise that allow our project managers and superintendents to focus on leading in the field.

Together, our technical staff form a reliable backbone for every project we deliver. For the City of Star, this means that Freedom Hall will benefit from a seasoned, well-supported team, reinforced by professionals who are as invested in the project's success as those leading it on site.



HC COMPANY

MANAGMENT CAPABILITIES

7

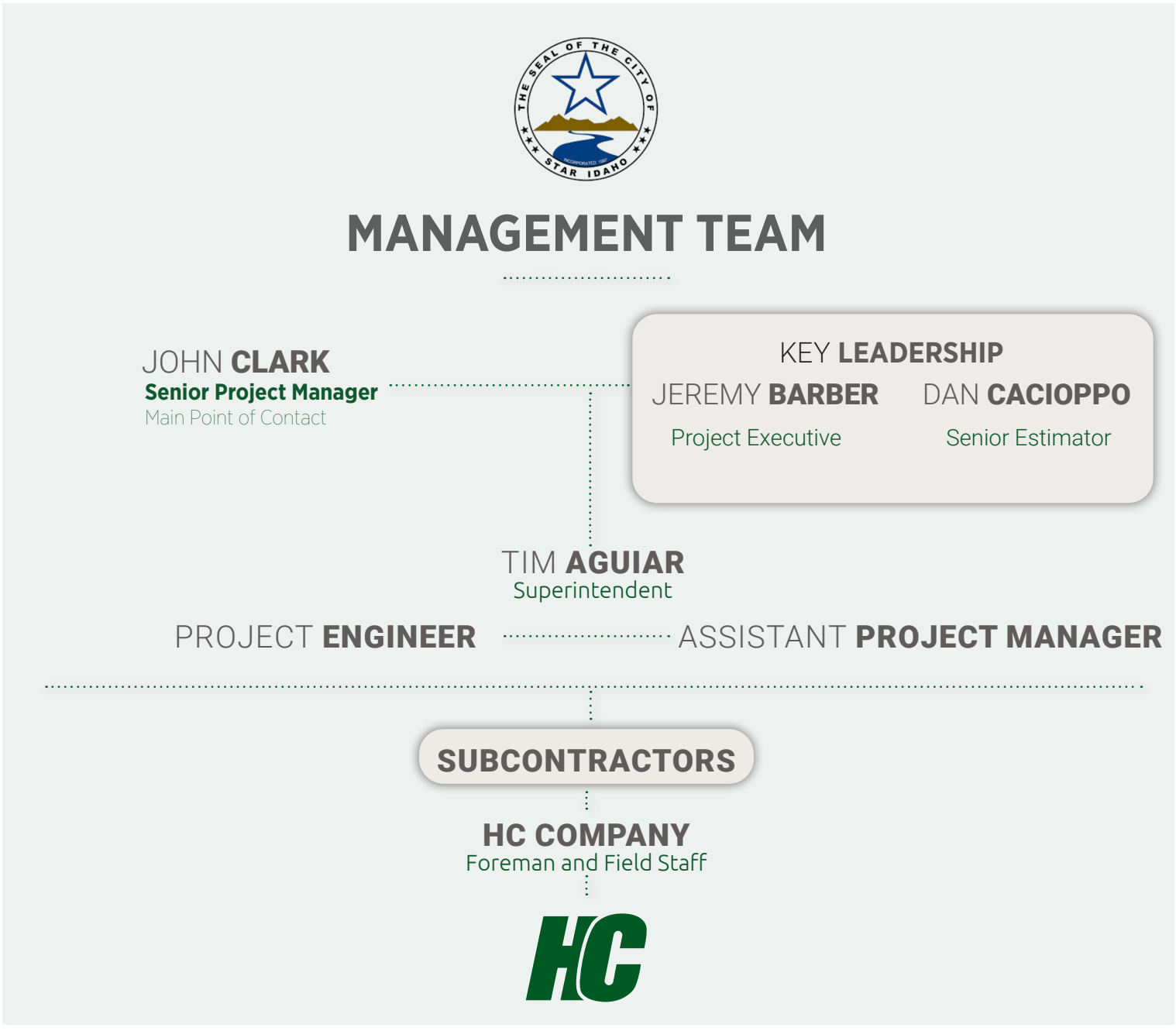
TAB

Boys and Girls Club - Kuna, ID | CMU Steel | 27,000 SF

7. Management **CAPABILITIES**

7.1 Project Team Organizational Chart And Staff Qualifications

HC Company has thoughtfully selected your team to lead and execute the City of Star Freedom Hall. Each individual brings direct, relevant experience with community focussed projects, public sector construction, and projects requiring coordination with City-led scopes. Staff qualifications focus on the individuals who will be directly responsible for project performance, and each has successfully worked together on similar facilities including the award winning Canyon County Expo Building.





Jeremy Barber
Project Executive

Responsibilities

As Project Executive, Jeremy provides strategic leadership and executive-level oversight throughout all phases of construction. His responsibilities include aligning project goals with budget and schedule, guiding preconstruction estimating and procurement strategies, and ensuring seamless coordination between the City, design partners, and HC Company's project team. His steady involvement provides the City of Star with confidence that Freedom Hall will be delivered with the highest standards of quality, accountability, and service.

Years Of Experience
26 Years

Education
B.S. Construction Management, Boise State University

Credentials
OSHA 30 Certified

SWPP Responsible Person

First Aid / CPR

Why Jeremy For This Project?

Jeremy Barber brings more than 25 years of construction leadership and has served as Project Executive on some of HC Company's most complex civic, commercial, and community projects. For the City of Star, Jeremy offers a proven record of strategic oversight, risk management, and owner advocacy, having already partnered with Star on multiple successful projects. His ability to align budget, schedule, and quality goals with stakeholder's priorities ensures that the Freedom Hall Event Center will be delivered with the responsiveness, accountability, and professionalism that the City of Star deserves. Jeremy's leadership is complemented by his strong working relationship with the teams that have successfully delivered the notable projects that HC Company has executed in Star and beyond.

Team Experience: Project List

1. Canyon County Expo Building

Jeremy provided executive leadership for the Canyon County Expo Building, a public CM/GC project delivered in close collaboration with County staff and HC Company's project team. He supported planning and milestone discussions, ensuring that budget, schedule, and design priorities remained aligned throughout preconstruction and construction. The project required phased procurement, detailed coordination, and a task-based schedule tailored around the County's active event calendar. Jeremy's leadership on this high-profile civic facility reflects the same structure and accountability that will guide delivery of Freedom Hall for the City of Star.

2. Whitewater Park Community Clubhouse

The Whitewater Park Clubhouse demonstrates Jeremy's direction of community-centered facilities designed to serve as neighborhood gathering hubs. The renovation expanded the existing 8,500 SF clubhouse into a 10,000 SF multi-use amenity space. Key improvements included a new exterior skin, barn-inspired architectural style, metal roof, added canopies, and reprogrammed interiors that converted part of a basketball gym into a two-story fitness facility. Jeremy's executive guidance ensured that the project's vision—balancing architectural quality with community function—was realized, resulting in a vibrant amenity that continues to serve residents today.

3. Christian Brothers Automotive

This facility highlights Jeremy's direct experience leading projects for the City of Star. As Project Executive, he oversaw construction of a 5,500 SF single-story automotive center featuring nine garage bays, customer areas, and site work tailored to municipal requirements. Delivered alongside Superintendent Tim Aguiar, the project demonstrated HC Company's ability to meet the City's standards while maintaining seamless communication with both the corporate client and local leadership. The result was a project that reinforced HC Company's trusted relationship with Star and contributed to the city's growing commercial corridor.



John Clark
Senior Project Manager

Responsibilities

As Project Manager, John will serve as the project's primary point of contact and lead coordination with the City of Star throughout design, procurement, and construction. He will manage communication across all stakeholders, ensuring decisions are clear and timely. John will oversee buyout, budget tracking, and subcontractor coordination, as well as guide the team through submittals, scheduling, and day-to-day execution. His

Why John For This Project?

John Clark brings more than 20 years of senior-level construction leadership experience to Freedom Hall, with a proven record of delivering complex public, federal, and community-focused facilities where budget discipline, schedule certainty, and stakeholder communication were essential. He is methodical, organized, and calm under pressure—qualities that make him a steady leader for a high-visibility project like Freedom Hall.

John has successfully guided large, multifaceted projects through preconstruction, procurement, and execution, consistently balancing quality with cost efficiency. His experience coordinating with multiple stakeholders, and sequencing work around community needs uniquely positions him to support the City in delivering this important facility.

Estimated Hours

Preconstruction 15 hours/week

Construction 30+ hours/week

Years Of Experience

20 Years

Education

Boise State University | University Of Phoenix

Credentials

OSHA 30 Certified

VP Command Certified

Primavera P3

First Aid / CPR

Team Experience: Project List

1. Silver Oaks Phase I Development (The Franklin at Ten Mile Apartments)

In his role, John guided planning and budgeting for this $23M residential community featuring apartments, playgrounds, a pool, and clubhouse. The project emphasized shared amenities that foster connection and activity, much like Freedom Hall will provide for Star. John's work ensured budgets and scopes reflected not only cost efficiency but also the long-term value of community-centered spaces.

2. Newkirk at Journal Square – Jersey City, NJ

John lead this $9.5M, 38,800 SF mixed-use development with apartments, restaurant space, and community amenities. The project combined residential living with hospitality and recreation, requiring careful coordination of diverse uses and high-end finishes. This ability to integrate multiple functions into one cohesive facility directly translates to this project, where flexibility and quality will be essential for community use.

3. Dynamic Battle Control Center – Nellis AFB, Nevada

As Project Manager, John led this $10M, 40,000 SF SCIF facility for international air battle operations. While highly specialized, the project demanded rigorous planning, disciplined execution, and coordination under strict oversight—skills that apply directly to delivering Star's event center with precision and reliability. His ability to manage complex, high-security facilities demonstrates the level of care and control he brings to any project, including a civic landmark like Freedom Hall.



Responsibilities

Tim will lead all field operations for the project, overseeing site logistics, quality control, subcontractor coordination, and safety. He will work closely with John Clark to ensure the schedule is executed effectively and that the work meets the City's expectations for both performance and accountability. Tim will be a consistent on-site presence and a reliable point of contact throughout construction.

Why Tim For This Project?

Tim is the type of Superintendent public clients rely on. He is calm under pressure, focused on quality, and deeply committed to doing things right the first time. His successful leadership on the Canyon County Expo Building gave County staff firsthand experience with his communication style, his attention to safety, and his ability to keep multiple workstreams moving in alignment.

Tim has a strong understanding of how to coordinate project delivery, integrate client-led scopes, and manage site operations with minimal disruption. With more than 25 years of experience and a proven relationship with clients and public stakeholders, he offers the kind of boots on the ground leadership the City of Star can count on from start to finish.

Estimated Hours

Preconstruction: 5 hours/week

Construction 40+ hours/week

Years Of Experince

37 Years

Credentials

OSHA 30 Certified

SWPP Responsible Person

First Aid / CPR

Team Experience: Project List

1. Canyon County Expo Building

As Superintendent, Tim oversaw all on-site construction activities for the Canyon County Expo Building, including trade sequencing, safety enforcement, and quality control. He worked closely with County staff who self-performed select scopes, adjusting site logistics and schedule coordination to keep the overall plan on track. Tim managed daily field coordination meetings, resolved conflicts in real time, and ensured compliance with project standards. His hands-on leadership helped deliver a smooth build process and a completed facility that was recognized as a Top Project in Idaho.

2. Chase Bank (Multiple Locations - including Star)

Tim's work on Chase Bank projects showcases his ability to manage secure, compliance-driven construction in partnership with remote corporate teams. These ground-up builds required strict coordination around access controls, alarm systems, and vendor-supplied security components. Tim maintained a tight schedule while working with off-site stakeholders and third-party vendors, an experience that mirrors the planning and discipline needed to successfully integrate prefabricated detention systems and County-led scopes.

3. Christian Brothers Automotive - Star, Idaho

Tim's leadership on Christian Brothers Automotive demonstrates his experience coordinating prefabricated components with critical structural and utility interfaces. The project included embedded vehicle lifts and service systems that required recessed slabs, slab edge coordination, and early vendor submittals. Tim worked closely with suppliers to align concrete and MEP scopes with prebuilt systems, a direct parallel to the embed and utility coordination needed for SteelCell detention units.



Dan Cacioppo
Senior Estimator

Responsibilities

Dan will lead the estimating process and be responsible for developing budgets, managing bid package scope alignment, and tracking pricing throughout preconstruction. He will work closely with the design team, trade partners, and the City of Star to ensure that the estimate remains accurate, transparent, and responsive to design development. Dan will also support early procurement planning and help guide scope strategy for key elements for the Freedom Hall project.

Why Dan For This Project?

Dan led the estimating effort for the Chase Bank -Star project, providing accurate budgets, clear scope alignment, and responsive cost updates that helped support a smooth preconstruction process. With nearly 18 years of experience, Dan brings a deep understanding of public sector estimating and has worked on projects with the Idaho Department of Parks and Recreation, College of Western Idaho, Boise State University, the City of Ontario, as well as other public agencies.

He is skilled at breaking down complex scopes and coordinating bid packages while working with owners to ensure the budget reflects evolving priorities. His disciplined approach and clear communication give clients confidence from the outset of the project.

Estimated Hours

Preconstruction: 15+ hrs/week

Construction: 5 hrs/week

Years Of Experince

17 Years

Education

B.A. Construction Management, Boise State University

Credentials

OSHA 10 Certified

PMP

SWPP Responsible Person

First Aid / CPR

Team Experience: Project List

1. Chase Bank -Star, Idaho

Dan provided full estimating services for the Chase Bank project, developing a comprehensive, fully scoped project estimate that guided the owner's decision-making. He managed multiple rounds of bidding, performed detailed bid leveling, and carefully evaluated subcontractors to confirm alignment with scope, budget, and schedule. His efforts ensured that all estimates met or exceeded CBRE's expectations and requirements, supporting a smooth preconstruction process and reliable project delivery.

2. Idaho Department of Parks and Recreation – Statewide Housing

Dan led estimating efforts for multiple housing projects across Idaho, each with unique program requirements and site conditions. He collaborated closely with the design team to develop accurate preliminary budgets, helping guide design decisions toward cost-effective solutions that supported the Department's overall goals. This experience highlights Dan's ability to navigate the complexities of public sector projects and reinforces the teamwork and accountability that the City of Star can expect on Freedom Hall.

3. Christian Brothers – Star, Idaho

As Senior Estimator, the team developed the full project estimate for this 5,500 SF automotive service facility, which included nine service bays, customer areas, and extensive site work. He managed subcontractor outreach, bid leveling, and scope evaluation to ensure complete coverage and competitive pricing. His attention to detail and collaboration with the project team supported a smooth preconstruction process and reinforced HC Company's trusted relationship on HC Company's second of four projects executed for the Christian Brothers team.

7.1 Cont'd

HC Company is supported by a team of **forty-three management professionals** including Project Executives, Project Managers, Project Engineers, Assistant Project Managers, Estimators, and Superintendents. This depth of leadership allows us to oversee numerous projects simultaneously while still assigning the right individuals to Freedom Hall. Together, our managers bring decades of experience delivering public facilities, event venues, and community spaces throughout Idaho. Their collective expertise and commitment ensure that this project will be led with the highest level of professionalism and genuine care from beginning to end.

7.2 Projects Current Impact on Workload

We are confident in our ability to manage this project without any impact on our current workload. Our internal resource tracking system allows us to monitor assignments and ensure that no staff member is overextended. With the strength of our management team, we are able to dedicate experienced personnel to Freedom Hall while maintaining consistent performance across our other projects. The size of our team provides flexibility and depth, giving the City assurance that Freedom Hall will always remain a priority.

7.3 Time Management Practice

We maintain strict practices for time management that keep projects on schedule and responsive to client needs. Our managers rely on detailed schedules, weekly reviews, and clear communication with all project partners. We set expectations early by sharing schedules with subcontractors at bid time and including them in contracts, which helps ensure accountability. If challenges arise, we address them promptly with notice and supplemental support as needed. This structured approach, combined with the pride we take in serving communities like Star, ensures that Freedom Hall will be completed on time and with the quality the City deserves.



HC COMPANY

PROJECT APPROACH

8

TAB

Miller Outdoor Theater - Houston, TX | 6,500 SF

8. Project **APPROACH**

Preconstruction Delivery

We begin by aligning the City of Star, Cushing Terrell, and our construction team around a clear set of goals. Early cost modeling, constructability reviews, and phasing plans provide a strong roadmap and reduce the risk of surprises. Our process emphasizes early coordination, predictable meetings, and documented decisions so the City always has clarity on next steps.

Collaboration and Communication

Open communication is the foundation of our work. Weekly progress meetings, clear action logs, and approachable leadership ensure that decisions are timely and well understood. We foster this same clarity with our subcontractors and vendors by setting expectations early, maintaining steady follow-through, and respecting the roles each partner plays.

Cost Management

Budgets are established early and updated at each design milestone, with input from trade partners to keep numbers tied to current market realities. This real-time approach allows the City to weigh options confidently and helps avoid unnecessary risk during procurement and construction.

Design Integration & Constructability

Constructability reviews align design intent with field conditions. We also evaluate materials and systems for lifecycle value, ensuring that selections fit both the budget and the long-term needs of a community facility like Freedom Hall.

Logistics & Phasing

Because Freedom Hall will serve as a visible centerpiece in Star's Freedom Park, we plan logistics with care. Our approach will consider public access, site safety, and coordination with nearby facilities. Phasing scenarios will be evaluated with the City to provide flexibility around cost and schedule.

Construction Oversight

Superintendent Tim Aguiar will lead daily site operations, supported by our project management team. His oversight includes subcontractor coordination, safety, logistics, and



quality checks. Known for running orderly and safe projects, Tim ensures steady progress and minimizes disruption to the surrounding community.

Contracting Approach

HC Company uses standard AIA contracts to establish clear roles and responsibilities with trade partners. During buyout, we prioritize subcontractors with proven collaboration and community project experience, ensuring accountability from the outset. Detailed scopes of work reduce ambiguity, protect the City from unnecessary change orders, and support disciplined execution.

Closeout & Post-Construction

Throughout construction, our team maintains disciplined tracking of submittals, RFIs, and inspection reports to ensure nothing is missed. Financial transparency is equally important—we provide clear cash flow updates and review potential changes with the City in real time so decisions are always well-informed. At project completion, we deliver a complete closeout package—including O&M manuals, as-builts, and warranties—in both digital and hard copy formats. This organized handoff equips the City with everything needed for long-term facility care, and our commitment extends well beyond turnover. When issues arise, we respond quickly and remain engaged as a trusted partner.

Approach Summary

Freedom Hall is more than a building—it will be the heart of Star, a place where the community gathers, celebrates, and creates lasting memories. For HC Company, partnering with the City on this project is both an honor and a responsibility we take to heart. We see Freedom Hall as an opportunity to carry forward Star's vision for growth and connection, delivering a facility that reflects the character of the community and stands as a lasting source of pride for generations to come.



Canyon County Fair

Diana D. Sinner
Fair Director
111 S 22nd Ave S, Caldwell, ID 83605
O.208.455.8500
C.208.614.5067
Diana@canyoncountyfair.org

Idaho State Police

Marc French
Project Manager
700 S Stratford Dr,
Meridian, ID 83642
O.208.884.7010
C.208.565.6012
marc.french@isp.idaho.gov

Idaho Military Divison

Jason Styba
Contracting Officer
4040 W Guard St,
Boise, ID 83705
O.208.801.4251
C.208.272.0376
jstyba@imd.idaho.gov

Idaho Dept. of Corrections

Bret Warner
Construction Manager
1299 N Orchard St,
Boise, ID 83706
O.208.810.7745
C.208.227.3829
brwarner@idoc.idaho.gov

Boys & Girls Club

Joey Schueler
Director of Operations
610 E 42nd St
Garden City, ID 83714
O.208.639.3164
C.208.631.0543
joey@adaclubs.org

Caldwell Veterinary Clinic

Dr. Michael Oesch
Project Manager
2301 Smeed Pkwy
Caldwell, ID 83605
C.208.990.2382
O.208.867.5888
lccsbuilding@gmail.com

Eagle River

Chad Hamel
Vice President of Construction
435 E. Shore Drive, Suite 120, Eagle, Idaho 83616
O.208.938.4270
C.208.484.1551
chamel@eagleriverdev.com

WestVet Animal Clinic

Jeff Brourman
Owner and Chief of Staff
5024 W Chinden Blvd
Garden City, ID 83714
O.208.375.1600
C.208.871.2503
jbrourman@westvet.net

Babcock Design Group

Tucker Anderson
Architect
800 W. Main Street
Boise, ID 83702
O.208.424.7675
C.208.861.0814
tucker@babcockdesign.com

Rocky Mountain Mgmt.

Matt Witt
Director of Design and Construction
350 N. 9th Steet, STE 200
Boise, ID 83702
C.208.941.6131
Maw@rmcos.com

Hewlett Packard

Rod Hawker
Project Manager
11311 W. Chinden Blvd.
Boise, ID 83714
O.208.396.5386
C.208.761.7106
hawker@hp.com

TOK

Michael Ballantyne
Managing Partner, SIOR, CCIM
1000 Boeing St.
Boise, ID 83709
O.208.947.0831
C.208.890.2209
mjb@tokcommercial.com



HC COMPANY

GENERAL CONTRACTING | SINCE 2002

Let's CONNECT

HC Company | 12650 W. Bridger Street -Boise | 208.321.4990