



**CM/GC SERVICES**  
for  
**MINICO SCHOOL  
DISTRICT**

**MINIDOKA COUNTY, IDAHO**

**FEBRUARY 6, 2026**



**Starr Corporation** | P.O. Box 46 | Twin Falls, ID 83303-0046  
PHONE (208) 733-5695 | FAX (208) 734-9537 | WEB [www.starrcorporation.com](http://www.starrcorporation.com)



February 5, 2026

Kevin Simmons, Director of Maintenance  
Minidoka School District

Re: CM/GC Qualifications for Minico High School Gym Renovation/Upgrade and Mt. Harrison Window Replacement Project

Kevin-

We are excited for this opportunity to work with your district, and for the improvements you will be making to your facilities. We would love to be your CM/GC on these projects and are submitting one qualification package for both projects. Based on our experience, it would be in the districts best interest to select one CM/GC to manage both of these projects; and help sequence the bidding and the work across your campuses in a way to minimize the impacts to your students and your education. Having multiple CM/GC's for these two projects could unnecessarily complicate and frustrate the success of these projects. For this reason, we have selected to submit one qualification to be your CM/GC for both of these projects.

When you select Starr Corporation, we pledge to provide you our full attention to the success of these projects and your district. These renovation projects are a lot of hard work but bring great improvements to districts and campuses. Our team can help make your renovations a great experience for your district. Our team is ready to jump in and help on the other various needs across your campus. Let me tell you a little about what we bring to the table.

**Experience-** Our team has been providing CM/GC services to private entities for over two decades. Our team was one of the first in the State of Idaho to provide CM/GC services to public entities when this delivery method was authorized for public use in 2014. We understand the bid process; we understand how to serve you during preconstruction and construction. This is a unique process. Not all quality builders make first class Construction Manager/General Contractors. Your project calls for a seasoned team of experts.

**Proven-**With Starr Corporation on your team you will be working with a team that is proven. Our team knows the challenges that come with doing remodels in occupied educational facilities, and we know how to succeed when faced with those challenges. We bring experience and creativity to your projects.

We ask for the opportunity to be part of the team that helps make these projects on the Rockland Campus a reality. We look forward to hearing from you.

Sincerely,  
Starr Corporation

Michael Arrington  
President

# Minidoka School District-CMGC Services

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## CONSTRUCTION MANAGER APPLICATION INFORMATION

1. Name of firm, address, and phone and fax number of your firm's main office:

Firm: Starr Corporation  
Mailing Address: PO Box 46  
Physical Address: 2995 East 3600 North  
City, State, Zip: Twin Falls, ID 83303  
Telephone: 208-733-5695 Fax: 208-734-9537  
E-mail Address: michael@starrcorporation.com

2. Name, title, address telephone and fax number of the firm's officer responsible to the Owner for all work to be provided under this RFQ.

Name/Title: Michael Arrington, President  
Mailing Address: PO Box 46  
Physical Address: 2995 East 3600 North  
City, State, Zip: Twin Falls, ID 83303  
Telephone: 208-733-5695 Fax: 208-734-9537  
E-mail Address: michaela@starrcorporation.com

3. Please check the appropriate box to identify the legal status of the entity making this proposal.

Corporation [ ] Partnership [ ] Individual [ ] Joint Venture

Please provide the following license and bond information:

Idaho Public Works Construction Management License #: 17558, held by Jason Derricott.

Idaho Public Works Contractor License #: PWC-C-10665-UNLIMITED-1-3-5  
Original License Issued-October 13, 1967

4. Contact information of the office where your project team will be located and from which the work for this assignment will be conducted, if different than "1".

Same as No. 1, see above.

5. Provide a letter from the Surety for the work you propose on.

See attached letter from Phil Walter of Moreton & Company. Phil has been Starr Corporation's bondsman for over 25 years.



6. State the contact information for your current insurance company(s) that provides coverage for your firm in the areas of liability, builder's risk and workers' compensation.

Company Name: Moreton & Company  
Agent Name: Zach Gloeckner  
Address: 709 E South Temple  
City, State, Zip: Salt Lake City, UT 84102  
Telephone: 801-531-1234 Fax: 801-531-6117  
E-mail Address: zgloeckner@moreton.com

7. If you answer yes to any of the following questions, provide complete explanation on a separate sheet.

a. Has any one of your current or former sureties or bonding companies ever been required to perform under or canceled a bid bond, labor or material payment or a performance bond issued on your firm's behalf?  Yes  No

b. Has your firm ever been denied coverage or had coverage terminated or canceled by any insurer during the past five (5) years? (If so, please state the company, date, reason and specific details)  
 Yes  No

c. Within the past five (5) years, has your current firm or any predecessor organization been involved as a party or filed a claim in any bankruptcy, litigation, mediation or arbitration proceedings?  
 Yes  No

8. Name, title and signature of your firm's officer who was responsible for the preparation and hereby verifies the accuracy of your proposal.

Printed Name: Michael Arrington

Title: President

Signature: \_\_\_\_\_

Date: February 5, 2026



## Explanation of 9.c

From time-to-time Starr Corporation finds itself working with contractors that do not share our same values regarding customer service, responsibility, and accountability for one's actions. Most disagreements are able to be settled with cool heads and a spirit of cooperation. Unfortunately, that is not always the case. Some disagreements need the legal system or a third party's help to find common ground.

Starr Corporation has been involved in two matters in the past 5 years. An explanation of each proceeding is as follows:

### **Starr Corporation vs Excel Fabrication**

Excel Fabrication was hired by Starr Corporation to provide and erect steel on a project. Excel struggled to maintain the schedule. We attempted to help them be successful. Our efforts failed. We found Excel in default of contract and took over their scope of work.

During our execution of their scope, we incurred costs over and above their contract sum. Our subcontract allows us to seek compensation from the subcontractor in this scenario. This matter has been settled.

### **TR Welding vs Starr Corporation**

TR Welding was hired by Starr Corporation to perform fabrication and installation of mechanical piping. TR Welding completed portions of their work. They were falling behind the project schedule and had quality issues.

Eventually we had to hire others to accomplish the work. As the project neared completion TR Welding began making claims of doing extra work. TR Welding is not able to provide backup or evidence of authorization to perform additional work. During these proceedings Starr learned of subcontractors that TR hired and had not paid. We worked with these entities to get them compensated for the work they had done.

TR Welding filed suit to try to recover these monies they believe they are owed. TR Welding has recently agreed to drop this suit. They were not able to provide the documentation to support their claims.

### **Idaho Power vs Danso LLC, ELM Locates, and Starr Corporation**

Starr Corporation hit an underground powerline during excavation. Starr called for utility locates prior to commencement of excavation. Our position is that the utility was not properly located. Idaho Power has filed suit against the property owner, the locate company, and Starr Corporation. This was recently settled in mediation. During mediation Danso LLC and ELM Locates accepted 90% of the responsibility for this powerline damage. This matter is settled.

# STARR CORPORATION-Company Profile

**History**-This year we will celebrate our 63<sup>rd</sup> year in business. Starr Corporation is built on a solid foundation and will be here in the years to come to continue to serve our customers. Starr Corporation is a third-generation family owned company. We provide General Contracting, Construction Management, and Design/Build services. We are a true constructor; we do not merely manage. We field concrete, steel erection, earthwork, piping and carpentry crews. Pictured to the right are Howard and Lewis Arrington. They are the brothers that founded the company in 1962.



**Size**- Two common ways to get a feel of the size of a construction company are how many projects it can undertake simultaneously and annual sales volume. Starr Corporation has the infrastructure and management team to successfully construct about 20 projects simultaneously. The range is a factor of project size and complexity.



Sales volume, or value of construction in place, during a given year is another way to gage the size of a construction company. Our annual sales volume is about \$80 million.

**Resources**- Our most valuable resource is the faithful and devoted employees that make up Starr Corporation. Currently we employ about 90 individuals. We have about 15 site superintendents, 10 people that are upper project management and general administration. The remainder of our team members are skilled tradesman. We employ people who are experts in their chosen trade.

Our team of professional tradesman include heavy equipment operators, concrete masons, steel erectors, and carpenters. We experience very little turn over on our team. Our team members know how to serve our customers and put their needs first.

**Philosophy of Service**-Our philosophy is simple and communicated to our employees often. When we make decisions, it is with our customer's best interest in mind. Each day we pledge our best efforts to meet your expectations.

**Financial Stability**-Starr Corporation has a strong financial foundation. We have made wise financial decisions in economic booms and recessions. Please feel free to call Jason Meyerhoeffer or Jay Dodds, of First Federal Savings (208-733-4222) to discuss our banking relationship and financial stability.



# STARR CORPORATION-Company Profile

**Experience**-Our team has been providing CM/GC services to private entities for over two decades. Our team was one of the first in the State of Idaho to provide CM/GC services to public entities when this delivery method was authorized for public use in 2014. We understand the bid process; we understand how to serve you during preconstruction and construction. This is a unique process. Not all quality builders make first class Construction Manager/General Contractors. Your project calls for a seasoned team of experts.



achieved by allowing members of the project team to compromise on quality to gain production or profitability.

**Construction Management Techniques**-Our technique could be summed up with the words "Team Builder". Our people are trained to be team builders. One of the differentiating characteristics of Starr Corporation is the atmosphere on our jobs. Typically, it is not one of contention. You will find our jobsites are a pleasant place to be, filled with people that have a common goal; keeping our word to the owner regarding schedule, quality and budget. This is not

**Advantage to Minidoka School District?**-How do the traits outlined benefit you and your projects? By selecting Starr Corporation to serve as your CM you will be partnering with a company that is seasoned in the CM/GC delivery method.



You'll be partnering with a team that has a proven track record of helping many districts across southern Idaho. One of the areas we focus on are local School Districts. Over the past decade we have helped a large number of school districts with a variety of renovations including the same or similar scope of work as your projects. Please refer to the vast list of projects included under past performance in this qualification package for a detailed list of these projects.

We truly love what we do. You won't work with anyone on our team that is here for a job. You will work with people with a true desire to serve the owner they are working for and that have a sincere interest in your best interest. When we complete your project, you will own the building; but your project team will think of it as their building.

**In it for the long haul**-We serve our clients with the spirit of service and the intention of forming a long-term relationship. This helps our team members make decisions based on what is truly best over the long term; not just what is best today or perhaps the easiest solution.

# STARR CORPORATION-Project Approach

We are excited at the opportunity to serve as the CM/GC for the upcoming campus renovations at Minidoka. We believe this delivery method will work very well for these projects. This method allows the district access to Starr Corporation's full resources as a constructor and as a manager.

An outline of proposed personnel, approach to the project and leadership techniques is as follows:

**Pre Construction**-The planning done in this phase will either be a benefit throughout the life of the project or will haunt the project team until completion. Taking the time to plan, analyze the design and design documents, solicit interest from contractors and other necessary planning is critical. This needs to move at a brisk pace, but must be thorough and complete.



During the pre-construction phase we will attend all design meetings and be an active participant. We will draw from our experiences with what works and what doesn't work. Throughout the process and at each design phase, we will prepare estimates to make sure we are tracking with the budget.

We will review plans for constructability and biddability. You likely won't find this word defined by Webster. At Starr Corporation this means we look at the plans through the lens of a contractor submitting a bid for concrete work, installing doors, etc. We serve as a resource to the architect and the owner. We make sure the plans are easy to read, thorough, and complete. We look for holes or discrepancies that could leave room for change orders after the project is bid.

Long before the project bids we will also be making calls to subcontractors in order to generate interest in the project. With the amount of construction work on the rise, it is important to keep subcontractors up to speed on what is bidding.

**Construction**-When design documents are complete; we prepare detailed bid packages and distribute the project documents for subcontractor bidding.

This delivery method allows Starr Corporation to compete to self-perform work on the project. For Starr Corporation this would include concrete, carpentry, demolition and site work. We could submit bids that would be opened in the presence of an owner representative, along with other subcontractor bids. We would be awarded work if it is in the best interest of the district.

# STARR CORPORATION-Project Approach

Once bidding is finalized, Starr Corporation would enter into a contract with each subcontractor. These contractors would work directly for Starr Corporation. We would ultimately be responsible for their work. If they fail to complete their work it would be up to Starr Corporation to remedy the situation.



**Team Work and Communication-**Starr Corporation understands the importance of being a team player during design and programming. We will follow the project architects lead and perform estimates, preliminary schedules, constructability reviews and whatever else is needed to make this project a success. We will be a member of the team and work for the best interest of the owner.

When we move to the construction phase of the project, we will work to build a team with all the subcontractors participating in building your project. We will seek their input and work to engage them in the project, and help them understand that they are a vital part of the team and instrumental to the success of the project. This teaming spirit and atmosphere leads to a productive jobsite and superior finished product. We have experienced this on many of our recently completed projects.

**Personnel-** The proposed Project Manager for your projects is Jason Derricott. Jason served as Project Manager for projects for Twin Falls, Jerome, Cassia, Gooding, Richfield, Wendell, and Shoshone school districts. Jason recently started working with both the Filer and Hagerman School Districts. Jason is a seasoned expert in working with local school districts.



# STARR CORPORATION-Project Approach

We'd like to wait to formally name our proposed Superintendent until a little later in design. This would allow us to get a better feel for the schedule. Michael Arrington, President of Starr Corporation will also be involved in your project. You will see him at the design meetings and on-site visits during construction. Michael will personally be responsible for producing the project budgets, soliciting bids from subcontractors, and compilation of those bids. Tim Pollard, Estimator, will also be instrumental in this process.

Michael worked with Jason on the school projects listed above. He is also well versed in estimating and constructing school projects. Michael is involved and aware of the progress of each project but does not interfere with the authority of the Project Manager. As Project Manager, Jason will have the full resources of Starr Corporation at his disposal to use as needed to complete your project.

**Working with Subcontractors-**When we work to build a team at the beginning of the project by communicating our expectations and how each subcontractor can contribute to the success of the project, we rarely have problems with subcontractors. Each subcontractor will generally respond positively to this type of environment and work toward reaching our common goal of serving the owner.



Please understand that even with this teaming atmosphere each subcontractor is held to the performance standards set forth in the project documents. We do not "let things slide" to form or strengthen teams. This actually opposes the team's common goal. On our jobsite you do things right the first time or you get the opportunity to do them over.

With the Starr Corporation team on your project, you will be working with a team that works well together, that is well versed in renovating educational facilities and athletic gymnasiums and that knows how to manage each phase of the construction process to ensure success on your projects.

# STARR CORPORATION-Project Budget Control

**Open Book**-You will find that our estimates and project pricing are done open book style. Subcontractor values, design fees, Construction Manager fees, etc. are not hidden. We believe and have experienced that this open method builds trust and is beneficial to the project and owner.



**On Budget-Multiple Checks During Design**-During the various design phases, Starr Corporation performs cost estimates to help guide the design and to ensure that the project budget is maintained.

We provide a budget at each phase of design. This can be used as a tool to get the most facility for the allotted funds.

**Value Management**-Value Management and Value Engineering are over used terms in our industry and we believe they are often used incorrectly. Merely reducing the cost of a project is not value engineering or management.

As your CM our job will be to provide the Minidoka School District with accurate costs to aid in making decisions. We are also tasked with bringing our expertise, creativity, and innovation to the table.

As your CM we will be actively involved in the design process and we will help you make sound decisions on how to best allocate the funds set aside for this project.

**Bid Packages**- When design documents are complete, we would prepare detailed bid packages and distribute the project documents for subcontractor bidding.

The CM/GC delivery method allows Starr Corporation to compete to self-performed work on your project. Starr Corporation has crews that perform concrete, carpentry, demolition, and site work and could submit bids for these scopes that would be opened in the presence of an owner's representative, along with the other subcontractor bids. Starr could be awarded self-performed work if it is in the best interest of the district.



# STARR CORPORATION-Project Budget Control

The way the bid packages are assembled plays a significant role in who gets to participate in your project. Our goal is to draft bid packages that maximize subcontractor bidding participation and allow participation of smaller, local contractors.

An example of this can be found at the Jerome High School project. This project had several types of flooring systems. The easiest strategy for our team would have been to combine all these flooring systems into one bid package.



The dollar amount of this bid package utilizing such an approach would have disqualified the majority of our local qualified contractors. In order to maximize local subcontractor participation and keep the project on budget, we elected to break this into five separate packages with an option for companies to bid all five packages.

On bid day the owner realized a significant savings by selecting the lowest bidder from each of the five packages rather than utilizing one of the bidders that combined all five packages into one contract, and a few of the packages were awarded to local subcontractors. This took more work on our team's part, but was the right approach with a result of lower costs and local subcontractor participation.

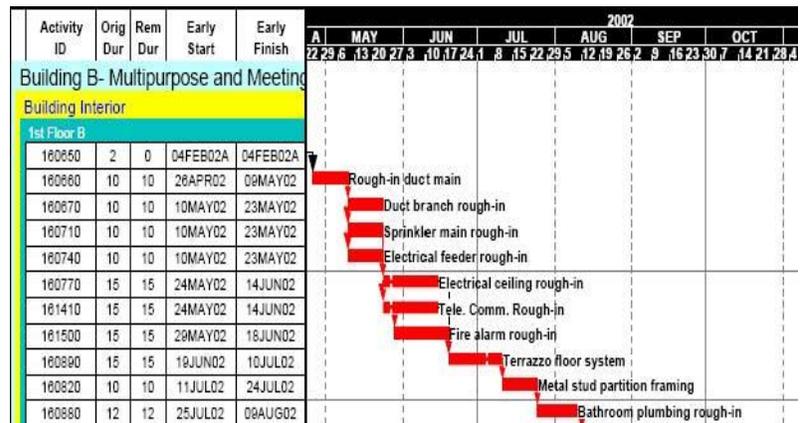
**GMP-** Once the bids are opened and qualified, Starr Corporation will produce a Guaranteed Maximum Price for the scope of work defined in the bid documents. This GMP will include the subcontractor bids for each bid package, payment and performance bonds, permits if applicable, costs associated with running the jobsite (i.e. temporary toilets, cell phones, dumpsters, temporary walls or dust barriers, final cleaning, etc), contractors contingency and the negotiated CM/GC fee. Starr Corporation includes all costs associated with its' home office in the CM/GC and will not bill for reimbursable costs. Occasionally it is advantageous to the owner to use allowance line items in the GMP to ensure funds are available for a scope of work that is not easily defined or quantified. Dumpster costs and temporary walls or dust barriers are good examples of such costs. In these cases, a specific line item will be identified on the GMP as an allowance and the costs will be tracked such that only the costs incurred are billed to the owner for those line items.

# STARR CORPORATION - Scheduling

**It all comes down to buy in...**Our experience has taught us that completing a project on schedule comes down to buy in of the team players. Once we all have a shared vision, team members will give everything they have to meet the collective goal. They work to find solutions to problems and keep the project moving; the opposite happens without buy in. This is accomplished with clear communication of expectations and collaboration with all team players at the beginning of the project.



**Scheduling Techniques & Software** –Starr Corporation utilizes Primavera Project Planner (P6) to illustrate how construction activities will be sequenced for a timely completion of the project. Starr Corporation will develop a baseline construction schedule during the design phase of the projects to establish the duration of the construction



activities. The baseline schedule will be issued with the bid documents for an illustration to the bidders of the time requirements associated with the project.

Once subcontracts have been issued, Starr Corporation will meet with all subcontractors to receive input regarding sequencing, activity durations, delivery of long lead items, and overall acceptance of the project schedule by all parties. This exercise does not modify the final completion date, but serves rather as a tool to fine tune the construction schedule and allow the subcontractors the chance to provide input and develop a sense of ownership for the project schedule.



The CPM schedule will include all facets of the construction process. The submittal and shop drawing process is critical to every schedule and must be monitored from the start of construction in order to allow sufficient time for the review process, adequate time for material and equipment procurement and to avoid delays to the schedule. These activities will be included in detail and the durations will correspond with the time frames for submission and review as detailed in the contract documents.

# STARR CORPORATION - Scheduling

The master schedule is updated and dispersed to all parties on a regular basis and reviewed in the scheduled progress meetings. The Project Manager and Site Superintendent will monitor and update the master schedule on a weekly basis to identify and mitigate potential delays. To facilitate this process, the Site Superintendent will utilize a three week schedule to illustrate in detail the activities that will be occurring in order to maintain the master schedule. Each subcontractor will be contractually tied to the master schedule and will be obligated to provide adequate resources to maintain the schedule.

As potential issues are identified, Starr Corporation will meet with the responsible party to determine the best method for correcting the course and maintaining the schedule. Increased man power, extended work hours and expediting materials are typically the most effective tools for schedule recovery.

**School Year Phasing-** Once design is underway Starr will work with the district to determine how to phase your projects to minimize disruptions to the teachers and students. Phasing, off hour work and coordination to complete disruptive tasks during days without students on campus will be critical to the success of this project. We understand that the education of your students is the top priority and we will diligently work to identify the best approach to minimize the impacts on that education process.

**Examples of Success-**It's not hard to say we can meet project schedules; a track record of actually doing it is what is beneficial to your project.

**Twin Falls School District-** A few years ago we completed a complex, multiphased renovation of Twin Falls High School. This project had 14 construction phases and an additional 6 phases for the HVAC portion of the project. **We completed this project 6 months ahead of schedule.**

Through meticulous scheduling of activities during the summer months and school holidays; we were able to finish ahead of schedule while minimizing impacts to the students and staff.

Owner Contact Brady Dickinson: [dickinsonbr@tfsd.org](mailto:dickinsonbr@tfsd.org)

**BYU-Idaho-Clarke Building Remodel-**This project included complete gut and rebuilding of a portion of the 3<sup>rd</sup> floor of the Clarke Building. The scope of work including building a new education space complete with SIM labs for use in the University's Nursing program.



Our team did whatever it took to meet the commitments we made to the University. This included flying one of our employees to Ohio, renting a U-Haul, and driving the necessary door jamb material to Idaho. This saved the project schedule from a 5-day delay.

Starr Corporation is ready to join with the Minidoka School District as a part of the project team and help set an achievable schedule that addresses your project goals.

# STARR CORPORATION - Home Office Support

**President, Michael Arrington**— Heavily involved during design phase. Will attend design meetings and personally produces cost estimates with help of the Estimator and Project Manager. He also takes the lead on bidding the project and assembling final contract values. During construction he provides general oversight over all facets of the construction management process. The president is available as needed to address concerns and answer questions that may arise from any project team member.



**Project Manager, Jason Derricott** -Participates in design meetings during design. Participates and works with team to provide estimates and constructability review. During construction he will write contracts, build and maintain the schedule, be involved in day-to-day support of the Project Superintendent. He will visit the site as needed; typically, a couple times each week.



**Estimator-Tim Pollard** -Participates in design meetings during design and works with the team to provide estimates. Tim will work with Michael to produce each estimate and will make sure your project gets the interest of the subcontracting community during bidding.

**Controller, Kevin Peterson** – Reconciles pay requests against the approved contract amounts and change orders, processes pay requests and assists in cash flow forecasting.

**Contract Administrator, Maurine “Mo” Nihill**— Processes and tracks all correspondence between project partners including: contracts, change orders, requests for information, submittals, meeting minutes, addenda, requests for proposals, letters and memos. One tool we offer to help with collaboration during construction is cloud-based project management system CMiC.



# STARR CORPORATION - Home Office Support

This software facilitates efficient communication between the construction team, design team and project owner. It tracks submittals, RFIs, ASI, PRs, Meeting Minutes, and change orders.

This system allows for online collaboration. Often a service like this needs to be purchased from Submittal Exchange, Newforma, or other online providers. With Starr Corporation on your project this additional expense is not necessary.

## **Typical Pay Request Process** (Flexible to Meet Owner's Needs)

The goal of this process is to submit accurate progress payments to the subcontractors. One of our jobs is to help ensure that you are paying the proper amount. Our process will help you have confidence that when payment is issued each month, you are paying for the amount of work that has actually been installed; no more no less.

### Step 1 – Controller

- Reconciles the contract amounts and change orders listed on the request with the approved contract and change order amounts

### Step 2 – The Project Manager

- Compares percentage complete with the current project schedule
- Reviews current status with the site superintendent
- Conducts a site visit to confirm the percent complete
- Confirms that subcontractor has submitted all documents and completed contractual requirements for progress payments (i.e. submittals, as-builts, O&M's)
- Revises or approves the pay request

### Step 3 – Architect

- Reviews pay request and approves or requests modifications

### Step 4 – Minidoka School District

- Review pay requests, request additional information as needed.
- Process pay request and issue payment to Starr Corporation for disbursement to subcontractors.

### Step 5 – Starr Corporation Controller

- Issues notices to subcontractors requesting lien releases for progress payments
- Issues payments for pay requests

# STARR CORPORATION-Past Performance

The following are examples of projects we have completed over the last decade for Idaho School Districts and Higher Education Facilities. We have grouped these projects to align with the various focuses of your campus projects.

## Window Replacement/Envelope Improvements:

### College of Southern Idaho

- Taylor Building
- Health Science and Human Service Building
- Herrett Museum
- Eagle Hall
- Cassia Center
- Evergreen Building
- Meyerhoeffer Library

### Twin Falls School District

- Twin Falls High School
- Morningside Elementary
- Harrison Elementary
- Roper Auditorium
- Lincoln Elementary

### Jerome School District

- Jefferson Elementary
- Jerome High School
- Horizon Elementary
- JEEP Facility

### Kimberly School District

- Kimberly Elementary School
- Kimberly Administration Offices
- LA Thomas Gym
- Kimberly Middle School
- Kimberly High School

### Idaho Education Services for the Deaf and Blind

- High School Wing
- Gym and Swimming Pool Facility

### Idaho State University

- Turner Hall
- Frazier Hall
- Family Medicine
- Physical Science
- College of Education
- Owen Redfield



# STARR CORPORATION-Past Performance

## Occupied Schools:

**Our team has completed multiple projects for these Districts and Higher Educational faculties on occupied campuses and buildings. We have never had an incident that endangered a student or staff.**

College of Southern Idaho  
Jerome School District  
Idaho State University  
American Falls School District  
Pocatello School District

Twin Falls School District  
Gooding School District  
Kimberly School District  
Filer School District  
Shoshone School District

## Gymnasiums:

**Our team had constructed new Gymnasiums and refurbished existing gyms. The following are a list of gyms that we have worked on or constructed.**

Twin Falls High School  
Jerome High School  
Declo Elementary  
Oakley High School  
Gooding High School  
Jerome Middle School  
Frontier Elementary  
Shoshone Auxiliary Gym

College of Southern Idaho Main Gym  
Jefferson Elementary  
Raft River High School  
Wendell Elementary School  
LA Thomas Gym  
Summit Elementary  
Richfield School District  
College of Southern Idaho Rec Center



# STARR CORPORATION-Past Performance

## Structural Upgrades:

The Starr Corporation team has installed structural upgrades on the following educational facilities:

- ISU-Holt Arena
- Lincoln Elementary
- Morningside Elementary
- Raft River High School
- ISU-Colonial Hall
- CSI-Cassia Center
- Twin Falls High School
- Harrison Elementary
- CSI Fine Arts Auditorium

## Major HVAC Projects:

The Starr Corporation team has installed and upgraded HVAC systems in the following existing schools. Upgrading and installing new systems in an existing building can be a challenge. Starr Corporation has the experience and creativity to bring success to your project.

- Twin Falls High School
- Lincoln Elementary
- Morningside Elementary
- Raft River High School
- CSI-Eagle Hall
- ISU-Oboler Library
- ISU Performing Arts Chillers
- Jefferson Elementary
- CSI-Cassia Center
- CSI-Central Heating Plant
- Harrison Elementary
- CSI-Meyerhoeffer Library
- CSI-Rick Allen Room
- ISU-Central Boiler Plant Rebuild
- IESDB Central Plant Upgrades
- LA Thomas Gym



# **KIMBERLY PUBLIC SCHOOLS**

## **Office of the Superintendent**

**141 Center Street West**

**Kimberly, Idaho 83341**

**(208) 423-4170 ext. 3308**

**e-mail: [lschroeder@kimberly.edu](mailto:lschroeder@kimberly.edu)**

RE: Reference – Starr Corporation

To Whom It May Concern,

I am very pleased to provide this reference in strong support of Starr Corporation. Our district has a long history with Starr, having worked together on multiple major projects since 1991, including three Design Build projects in 2008, 2013, and 2016. Currently, Starr is serving as the Construction Manager/General Contractor (CMGC) on several projects, including the Ag Shop addition and site improvements such as upgrading our parking lots.

Throughout our history with Starr, their team has consistently demonstrated exceptional communication, flexibility, and accountability. They hold subcontractors to high standards, deliver quality work, and ensure our best interests are protected. When challenges arise, Starr proactively resolves issues and goes above and beyond to ensure the project meets or exceeds expectations.

Our experience, spanning decades, shows that Starr Corporation delivers more than promised. Their integrity, commitment, and professionalism make them an outstanding partner for both new construction and renovation projects. I have full confidence in their ability to execute projects efficiently and effectively.

It is with great confidence that I recommend Starr Corporation for any project requiring a skilled, reliable, and responsive construction team. Please feel free to contact me using the information on the letterhead should you need further details regarding Starr Corporation's capabilities.

Sincerely,

*Luke Schroeder*

Luke Schroeder, Superintendent Kimberly School District

October 3, 2016

Brad Schroeder & Jess Goodwin  
Starr Corporation  
810 W Alameda Rd  
Pocatello, Idaho 83201  
(208) 233-0462

Dear Brad & Jess,

It has been a few months since the completion of the Department of Nursing, Simulation Labs project at BYU-Idaho and all seems to be running well. I want to express my personal appreciation for having been able to work with you both on the project and thank Starr Corporation for helping to make the project a success.

One element that made a difference in the success of the project was your diligent efforts in seeking solutions to maintain the projects tight time line constraints. For instance, when the door frames would not have shipped in time to keep the schedule on track, you flew a guy to the manufacturers location in order to drive the door frames back in a rented truck to keep the project on schedule. Not only this, but you shined through in the little things as well, such as adjusting the location of a clock that had been properly installed per the drawings, but in my opinion, needed to be centered between the adjacent transom windows. Your willingness to adjust a small detail in order to meet an aesthetic desire is an action that caused Starr Corporation to step forward in my mind as a company that cares about their client's end goals and personal feelings of success.

Another aspect of Starr Corporations work that I noted was your ability to adjust the work flow as needed to take care of the unplanned for items that inevitably arise during construction. Two such items that stand out to me were the unknown dryer vent from the floor below that needed to be rerouted to fall within the new wall layout on its way to the roof and the electrical junction box with bare live wires that was hidden beneath the carpeting. Taking care of the unanticipated in a timely manner in order to keep the project moving forward, is an invaluable attribute.

My final thought is that I appreciate your willingness to have adjusted the already completed headwalls to meet the revised needs of the faculty and students. It must have been disheartening to tear open the newly finished walls to make the adjustments, nonetheless, the walls were opened and rebuilt to new specifications, and not only finished to look good but more importantly to meet the needs of the faculty and students that will use the simulation lab for years to come.

Brad Schroeder & Jess Goodwin  
October 3, 2016  
Page 2

Thank you for all your efforts in helping this project to be a success. Best wishes with your future endeavors.

Sincerely,

Chad Alldredge  
Project Architect  
Brigham Young University-Idaho

# FILER SCHOOL DISTRICT #413

301 Highway 30  
Filer, ID 83328  
(208) 326-5981 / Fax (208) 326-3350



Kelli Schroeder, **Superintendent**      Teresa Kullhem, **HR/Clerk**      Arron Phinney, **Business Manager**

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September 25, 2025

To Whom It May Concern,

It is my pleasure to provide this letter of reference for Starr Corporation, who serves as the General Manager/General Contractor (GMGC) for Filer School District. Over the past several years, we have partnered with Starr Corp on multiple projects of varying scope and complexity, and I can confidently say their work is of the highest quality.

Starr Corp has successfully completed several major renovations for our district. They transformed what was once a small storage and technology office space into a fully functional and professional district office. This new facility now includes a welcoming reception area, five private office spaces, a conference room, a community room, and two single-stall restrooms. Additionally, Starr Corp oversaw the complete remodel of our auditorium, which had not been updated since its original construction in 1943. The results have been nothing short of exceptional, breathing new life into a facility that now serves as a centerpiece for our school and community events. Currently, they are leading the renovation of an old "field house," turning what was once another underutilized storage space into a vibrant home for our after-school program.

Throughout every project, Starr Corp has consistently demonstrated professionalism, expertise, and genuine collaboration. Their team listens carefully to our vision and works diligently to bring it to life while also offering creative and practical solutions we might not have considered. They are proactive in anticipating potential challenges, transparent about timelines and budgets, and meticulous in their attention to even the smallest details. Communication with Starr Corp is always clear, timely, and respectful; when questions or concerns arise, they respond quickly and thoroughly. Their ability to balance quality workmanship with efficiency has made every project run smoothly and with minimal disruption to our district's daily operations. Most importantly, they approach their work with integrity and a true commitment to meeting the needs of both our schools and our community. They have earned our trust through their commitment to quality and their ability to deliver results that exceed expectations.

I give STARR Corporation my highest recommendation without reservation. They are a five-star partner in every sense, and any organization would be fortunate to work with them.

Sincerely,

A handwritten signature in black ink that reads "Kelli Schroeder" with a stylized flourish at the end.

Kelli Schroeder, Superintendent

**Jerome Jt. School District No. 261**  
District Office  
125 4<sup>th</sup> Avenue West  
Jerome, Idaho 83338  
Telephone (208) 324-2392 • FAX (208) 324-7609  
**Dale Layne, Superintendent of Schools**

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September 30, 2016

To Whom It May Concern:

I am pleased to offer a personal and professional reference in support of STARR Corporation.

Jerome School District has had a positive working relationship with Michael Arrington and members of his staff for many several years. They have assisted us with time, cost, and quality control activities during the pre-design, design, and construction phases. Their efforts have been over and above normal building firms.

STARR Corporation began a positive and productive working relationship with the Jerome School District during the 1999/2000 school year. They served as the construction manager with no general contractor of an addition to Jerome High School. Since that time they have served as the construction manager for a 2<sup>nd</sup> addition to Jerome High School, an addition to Jefferson Elementary, the new construction of Summit Elementary (65,000 square feet), and the new construction of Jerome Middle School (119,000 square feet). We utilized STARR Corporation as a design/build team to complete the demolition of Central Elementary and the conversion of the old Jerome Middle School into a new administrative complex. Most recently, due to the change in Idaho Code, STARR is presently working for Jerome School District in the capacity of Construction Manager/General Contractor for 78,000 square foot addition to Jerome High School, classroom additions to Summit Elementary and Jerome Middle School, and site and roof repair at Horizon Elementary. We hope to continue our relationship with STARR on future projects.

To say that we have every confidence in STARR Corporation is an understatement. They do what they set out to do, on time, on budget, and at the same time remain committed to quality.

It is without hesitation or reservation that I endorse STARR Corporation. If you think it is necessary or desirable, I would be happy to discuss STARR Corporation's capabilities and qualifications with you in person.

Sincerely,

A handwritten signature in black ink that reads "Dale Layne". The signature is written in a cursive, flowing style.

Dale Layne  
Superintendent of Schools

# Idaho State UNIVERSITY

Facilities Services

921 South 8th Avenue, Stop 8137 • Pocatello, Idaho 83209-8137

March 10, 2020

Mr. Michael Arrington  
Starr Corporation  
2995 East 3600 North  
Twin Falls, ID 83301

Subject: REFERENCE & RECOMMENDATION LETTER

Dear Michael,

It is my pleasure to provide this letter of recommendation to Starr Corporation. Idaho State University has worked with Starr for many years and on many successful projects.

Most recently, Starr has served as Construction Manager / General Contractor for ISU's \$18.4 million EAMES Renovation for the College of Technology. This project is an 118,000 square foot renovation of industrial high bay space that will serve academic programs for Welding, Diesel Technology, Automotive Technology, and Automotive Collision Repair. As with all higher education projects, the schedule is critical. Despite many design challenges, Starr has managed the project exceptionally well by continually offering up solutions to problems instead of excuses. As of today, the project has hit all major milestones and is on schedule for a fall semester (2020) opening.

We continue to work with Starr due to not only their technical skills and abilities, but because they genuinely care about the overall success of the project. I hold them in the highest regard with respect to integrity and professionalism and I've found them to be highly competent and responsive. I would recommend Starr Corporation to any potential client.

Sincerely,



Jason Adams, PE  
Director, Design and Construction  
Idaho State University



**Dr. Brady D. Dickinson, Director of Operations and Educational Technology**

October 4, 2016

RE: Reference – Starr Construction

To Whom It May Concern:

As the person overseeing the construction projects for the Twin Falls School District, I welcome the opportunity to provide a letter of recommendation for Starr Construction. Starr is currently the General Contractor/Construction Manager for three projects in the Twin Falls School District totaling approximately \$13 million.

I can honestly say I have truly enjoyed working with Starr on our school projects. These projects included a complicated remodel of an aging high school as well as the construction of a new addition to an existing school. In addition, Starr completed a remodel on our administration office. From the very first day of these projects they have demonstrated a commitment to excellence. It is apparent that integrity and quality are values that permeate their organization. Working tirelessly to maintain schedules and budgets, their staff are dedicated to the ultimate success of the project and the fulfillment of our goals and objectives. For a large organization, I compliment Starr for personalizing projects and really taking the time to understand the needs of the district and community. I am impressed by their commitment to quality and ability to manage our projects within budget.

Starr has worked collaboratively with both our team and the design team to facilitate the project development and construction process in an effective, positive and transparent manner. Their team of construction professionals are easy to work with and bring a high level of commitment and added value to the construction process. Starr is truly a team player and I would highly recommend them for your project(s). If you have any questions, please do not hesitate to contact me.

Sincerely,

Dr. Brady D. Dickinson, Director  
Educational Technology & Operations



**MORETON & COMPANY**  
INSURANCE • EMPLOYEE BENEFITS • SURETY

February 2026

RE: STARR CORPORATION; Minidoka School District CM Qualification

To Whom It May Concern:

Starr Corporation is a highly regarded general building firm here in the State of Idaho. Moreton & Company as their agent has had the privilege of providing surety performance and payment bonds for over 25 years. Arch Insurance Company is the surety carrier for Starr Corporation and values their relationship.

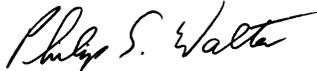
Starr Corporation has demonstrated their construction expertise with a wide variety of owners including privately held corporations, publicly traded companies, universities and municipalities. They have a reputation for excellent work and completing their jobs within budget. I can highly recommend Starr Corporation for your project whether it is as a Construction Manager or other delivery methods of construction.

25

Starr Corporation has extensive surety credit with Arch, and has never been involved in a claim dispute. Arch would welcome the opportunity to arrange any necessary performance and payment bonds for what ever projects you might award them. Naturally, the execution of any final bonds would be subject to a review of the final contract terms, conditions and financing by our client and ourselves.

If we can provide any further assistance, please call me at (801) 531-1234.

Very truly yours,



Philip S. Walter  
Assistant Vice President

PSW/jap



**Idaho State**  
**Public Works Contractors License (PWCL) Board**  
*Certifies that*  
**STARR CORPORATION**

*Has fulfilled all the requirements of the laws of Idaho and meets the prescribed qualifications as a*  
**Certificate of Authority**  
*Within the State of Idaho*

*Russell S. Barron*  
 \_\_\_\_\_  
 Administrator



09-Oct-2025  
 \_\_\_\_\_  
 Issued Date



Division of Occupational and Professional Licenses  
11341 W Chinden Blvd. Boise, ID 83720-0063  
dopl.idaho.gov

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Idaho Public Works Contractors License (PWCL) Board statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

STARR CORPORATION

Construction Management Certificate of Authority License  
5371481

Issued: 09-Oct-2025 Expires: 09-Oct-2026

Renewal Required

Printed: 09-Oct-2025

Russell S. Barron  
Administrator

Public Works Contractors License (PWCL) Board  
STARR CORPORATION  
Construction Management Certificate of Authority License  
5371481

Expires: 09-Oct-2026

Russell S. Barron  
Administrator



**Division of Occupational and Professional  
Licenses**

11341 W Chinden Blvd. Boise, ID 83720-0063  
dopl.idaho.gov

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Idaho Public Works Contractors License (PWCL) Board statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

**JASON DERRICOTT**

Public Works Construction Manager License  
PWC-CM-17558

Issued: 01-Aug-2025 Expires: 30-Sep-2026

Renewal Required

Russell Barron  
Administrator

Printed: 01-Aug-2025

Public Works Contractors License (PWCL) Board

**JASON DERRICOTT**  
Public Works Construction Manager License  
PWC-CM-17558

Expires: 30-Sep-2026

Russell Barron  
Administrator



**Division of Occupational and Professional Licenses**  
11341 W Chinden Blvd. Boise, ID 83720-0063  
dopl.idaho.gov

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**STARR CORPORATION**

Public Works Contractor - Class Unlimited License  
PWC-C-10665

Issued: 04-Nov-2025 Expires: 31-Oct-2026

Renewal Required

Printed: 04-Nov-2025

Russell S. Barron  
**Administrator**

Public Works Contractors License (PWCL) Board

**STARR CORPORATION**

Public Works Contractor - Class Unlimited License  
PWC-C-10665

Expires: 31-Oct-2026

Russell S. Barron  
**Administrator**





**PROFESSIONAL CONSTRUCTION SERVICES SINCE 1962**