



February 9, 2010

Re: **Monsey Construction Consulting Services (MCCS)**
Letter of reference

To whom it may concern:

I've been asked to write a letter of reference for MCCS/Kevin Monsey as he is pursuing the management of various school projects in the Northwest.

In 2004 MCCS was referred to our company by a client of his (friend of mine) and subsequently Kevin was hired as a consultant to our company, nearly non-stop since 2004, helping us manage/direct our retail, office, and medical office projects in Southern California. Our projects ranged in size from 4 to 18 acres, usually including an anchor tenant (i.e. grocery Store, fitness center, sporting goods, electronics, etc...), multiple shop buildings (i.e State Farm, Starbucks, yogurt shops, mobile phone stores, etc...), a few pad buildings (banks, fast food, restaurants) and varied in range of costs from \$3 million to \$20 million.

His role for PRP was managing the entire pre-construction and construction process. The pre-construction process included value engineering, preliminary schedules and budgeting during the schematic and design development phase of design, then ensuring the numerous design consultants were coordinated and the construction documents adequately reflected all the landlord requirements, City Conditions of Approval as well as all tenant requirements (no easy task when on any given job we had 10 to 30 different tenants/leases). Once the project was far enough along in the permitting phase, Kevin would either solicit bids/mange the bid process or negotiate with a given Contractor, at our direction – making sure we as the owner were well protected and that the “grey areas” were eliminated from the Construction Documents. This was accomplished by ensuring the contractors had a very detailed scope of work/bid requirements – above/beyond just plans/specs. His ability to manage and oversee the various building and site contractors, manage weekly meetings along with on- going quality, safety and scheduling was a huge part of our success. In addition, when change orders did arise, Kevin was able to ensure the contractors and their subcontractors did not take advantage of the owner – as his detail knowledge of costs for all aspects of a project is excellent, eliminating the contractor's chance to successfully over-inflate their numbers.

I would highly recommend MCCS as an owners' representative/project manager for any client – public or private – whom wants to eliminate the day to day stress of managing the design and construction teams, thus allowing the owner to focus on what they do best while ensuring the owner's interest are well protected and being represented in a professional manner.

Please feel free to contact me should you have any questions and need additional information.

Very truly,
Peninsula Retail Partners

Brett Del Valle
Principal