


# Builder/Architect

Southwest Idaho Edition

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*Our  
60<sup>th</sup>  
Year*



The Pond Family:  
Kristin, Clarence,  
Susan and Kelli

**Pond Construction, Inc.**  
**Clarence Pond, A Casual Perfectionist**





First place living room in 1998 Boise Parade of Homes. View of Boise City by Pond Construction. Photo by Jim Varbel, Absolute Images.

## Pond Construction, Inc. Clarence Pond, A Casual Perfectionist

*By Seth Allen*

**C**larence Pond is a registered master builder who happens to be a perfectionist, but he is still a very casual and likeable guy. He believes there are four equally important ingredients that go into a building project, whether it is a commercial project, a multifamily project or a single-family home. Those ingredients are: 1. The design, and for this you need the

help of an outstanding architect, which he has. 2. An outstanding building superintendent to oversee the project; he has two of these. 3. Outstanding subcontractors to do the work. They are hard to find but good craftsmen are available and he has found them. 4. In the case of the single-family home, you must have someone to sell the finished product and in that, too,

he has been fortunate in finding the right person. These have been keys to his success, but there are others.

Experience in your trade and involvement in your industry are two more keys. Experience does not mean just pounding nails or pushing up drywall, it means experience in design, cost accounting, scheduling and con-



struction. Involvement in your industry, to Clarence, means taking part in the activities of your association and getting involved in planing and zoning and letting your voice be heard where it affects your fellow building contractors, subcontractors, associates and neighbors.

Clarence was born in Boise and went to school here. He retained his native status by attending Boise State University and the University of Idaho. He gained a B.A. in Industrial Business Administration with a major in Construction Management and a

minor in Business.

He met Susan at Boise State University and they were married in 1977. They have two daughters, Kelli who is 16, loves dance and attends Nampa High School, and Kristin who is 18 and also attends Nampa High School, and after graduation intends to study interior architectural design at the University of Idaho. Clarence is proud that she will go into the field he loves. He involves his family, to a great extent, in his business. Susan helps with the many details with the home buyers, assisting them in many of

their selections. His brother, Lenny, supervises construction from Sheetrock to finish. His brothers, Steve and Robbie, help out as they can, both having other jobs. Pete Sakai, who is almost family, has been with Clarence for years, supervises the work, on a project, from the ground to the Sheetrock.

Clarence is primarily in the house building business but a great deal of his background is in large commercial construction. However, he does not participate in bidding projects that take no imagination. He hates to build a

First place kitchen in 1998 Boise Parade of Homes. Photo by Jim Varbel, Absolute Images.







Barnes residence by Pond Construction. Photo by Jim Varbel, Absolute Images.

project that is all preplanned and set so all he has to do is follow the static plan. His real love is challenge. He likes to build negotiated specialty buildings, ones that take innovation, he refers to as tricks, and some imagination and ingenu-

ity. As an example, the Diner in front of Lake Harbor on West State Street in Boise was a challenge and a project few other contractors had the experience to build. The challenge of the remodel of Joe's American Bar and

Grill on Sixth and Main in downtown Boise, as it pertains to steel manipulation and diverse design to accommodate crowds on balconies and the dance floor.

When I asked Clarence what advice he would give to a young

RJ's Diner by Pond Construction. Photo by Jim Varbel, Absolute Images.





man or woman thinking about making a career in the building business he replied, "Study accounting, computer technology and management. Get involved in the industry from the ground up. Work in it in the summers and part time if possible while going to school. Success in this business is as good as your ability to cope with the myriad of accounting, government regulations and the cost controls success requires."

Clarence calls the Snake River Valley Building/Contractors Association, of which he is a past president, his association, but he is also very active in the Ada County association. He is a member of the Southwest Idaho Home Builders Association and a member of the Nampa Association of Realtors.

He participates in many other activities. He has served as judging chairman, several times, for the Canyon County Parade of Homes, on the Steering Committee for the North Nampa Neighborhood Housing. He has been active in the Canyon County Master Plan, is on the Steering Committee for Ag/Harmony zoning in Canyon County, helping rewrite the master plan for Canyon County's anticipated growth, and is on the Registered Master Builders Program Board of Directors.

He and his wife are promoters of "Healthy Nampa Healthy Youth" which is a fund-raising organization for school youth programs. Clarence's willingness to be of help and to participate in the activities of his trade and youth programs got him involved as the volunteer construction manager of the New Salvation Army Building in Nampa. This project was built with the involvement of many fine people in Nampa and it provides a place for young people to go after school



Joe's Sports Bar, Boise by Pond Construction. Steel by Pacific Steel Fabricators. Photo by Jim Varbel, Absolute Images.

and has been a blessing for Nampa, which is a proud accomplishment of his.

His hobbies are fishing, golfing, and hunting deer and elk. He has, for years, also been involved in

local super modified car racing, active as a proponent and as a sponsor.

Clarence got involved in the building industry in 1974 as a member of a survey crew for the



Forest Service, while he was in school. While still in school he worked for a school district as an engineering technician. In 1976 he became production manager for Devco, Inc., who built residential and large multifamily projects. He then became an

Pond Construction's two supervisors, Lenny Pond, left, and Pete Sakai, right. Photo by Jim Varbel, Absolute Images.



Salvation Army Building, Nampa. Construction Manager Clarence Pond. Photo by Jim Varbel, Absolute Images.



estimator for The Boise Company (formerly a division of Boise Cascade Housing Division). From there, until he started his own construction company in 1987, he was chief estimator for Boise Construction Company; project manager for Sundance Construction Management, Inc.; vice president and general project manager for Sundance; and then manager of commercial construction for Baumgart Construction Inc.

Pond Construction builds from 20 to 30 homes a year throughout the Treasure Valley, most of which are presold. The determining factor as to where they will build depends on the client's needs. They build small specialty projects in the commercial field and anticipate building some larger ones in the future if they can be involved in the design of the project.

Clarence has a philosophy that many builders aspire to, and he lives up to his commitment to that philosophy. He believes in building a quality product with the latest in innovation and technology with the goal of giving his clients more value for their dollar than they anticipated.