

# SEVEN DOLORS PARISH CENTER + EARLY LEARNING CENTER

REQUEST FOR PROPOSAL



**BHS**  
CONSTRUCTION

BUILD  
TOGETHER



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# INTRODUCTION

Dear Mr. Dan Knight and Members of the Selection Committee:

At BHS Construction, we recognize that your time is one of your most valuable resources. That's why we are committed to providing an approach that streamlines the process, removes barriers, and allows you to focus on your mission of fostering faith, education and community. By prioritizing the **Right Guidance**, the **Right Relationships**, and the **Right Results**, we ensure an experience that **maximizes your investment** and brings your vision to life.

## **A TRUSTED PARTNER**

Seven Dolors Catholic Parish holds a special place in our history. We were honored to be part of the award-winning restoration of your beautiful church, preserving its rich history while enhancing its sacred atmosphere for generations to come. From the intricate scaffolding used to restore the ornate ceiling to the breathtaking painted icon of the Blessed Virgin Mary of the Seven Dolors, every detail of that project was completed with the utmost craftsmanship and care. That experience deepened our appreciation for your parish's commitment to faith and tradition, and we are excited about the opportunity to once again support your vision.

## **VALUE FOR SEVEN DOLORS PARISH**

Your parish is more than just a building—it's a sacred space where lives are transformed, relationships are nurtured, and the next generation is shaped. The addition of the Early Learning Center is an incredible investment in the future, providing a safe and inspiring environment where children can grow in faith. With nearly 60 years of experience, we specialize in delivering faith-based projects with transparency, efficiency, and cost-effective solutions. Our early engagement process aligns design with budget, mitigates surprises, and equips parish leadership with the necessary information to make informed decisions confidently. With direct experience working on sacred and educational spaces adjacent to occupied campuses, we are uniquely positioned to execute this project with minimal disruption.

At BHS, our core values—**Dedicated**, **Relationships First**, **Integrity**, **Positive Experience**, and **Serving Others with Our God-Given Talents**—serve as the foundation for everything we do. These principles will be evident throughout our partnership, from our initial discussions to the moment your congregation and students step into spaces designed for worship, fellowship, learning, and service.

Thank you for considering BHS Construction as your **trusted partner** for this impactful endeavor. We look forward to the opportunity to **Build Together once more**, ensuring that your parish continues to serve the Manhattan community for years to come.

## **LET'S BUILD TOGETHER.**



Kelly Karl  
Preconstruction Manager

# COMPANY OVERVIEW

**FOUNDED**  
1965

**EMPLOYEES**  
80+ Full-Time

**TOTAL PROJECTS**  
2,500+ projects completed

**CMAR EXPERIENCE**  
\$200 million worth of work  
90% annual volume of work

**PRIMARY CONTACT**  
Kelly Karl  
Preconstruction Manager  
kkarl@bhsconstruction.net

**ADDRESS**  
301 S 4th St, Suite 210  
Manhattan, Kansas 66502

**PHONE**  
(785) 537-2068

**WE'RE SOCIAL**  
**FACEBOOK**  
[/BHSConstructionMHK](#)

**INSTAGRAM**  
[@bhsconstruction](#)

**LINKEDIN**  
[/bhs-construction-ks](#)

**WEBSITE**  
[bhsconstruction.net](#)

## OUR MISSION

***TO BUILD AND SERVE COMMUNITIES TOGETHER***

## OUR STORY

### ***NEARLY 60 YEARS OF BUILDING TOGETHER***

For almost 60 years, BHS Construction has been proudly serving the Flint Hills Region as a local, committed general contractor. We are a full-service construction company with a strong emphasis on our clients, always prioritizing building relationships first. We believe that successful projects are built on trust, open communication, and a deep understanding of our clients' goals, ensuring that each project is more than just construction—**it's a partnership.**

With over 2,500 projects completed throughout Kansas, our experience spans religious, commercial buildings, new construction, historic renovations, public improvements, and much more. We excel at working in and around occupied facilities, using a phased approach to keep projects on budget and on schedule, all while minimizing disruption to ongoing operations.

At BHS Construction, the quality of our service is reflected not just in the buildings we create, but in the long-term relationships we cultivate. Our commitment to client-focused service and community engagement has been the foundation of our growth and success for nearly six decades, and it continues to drive us forward as we **build the future together.**

## OUR CORE VALUES

### ***WHO WE ARE***

***Invest in Relationship First***

***Positive Experience***

***Integrity***

***Dedicated***

***Serving Others with God Given Talents***

# CMAR EXPERIENCE

## OVERVIEW

BHS Construction has a proven track record of delivering exceptional facilities on time and under budget. Safety remains a top priority, with proactive measures in place to protect owners, parishioners, and construction personnel. Over the past decade, we've successfully **completed more than \$200 million in CMAR projects.**

With extensive experience in faith-based and early learning construction, we are dedicated to ensuring a seamless process and delivering the highest quality results. From the project's inception, we guide planning and preparation to keep everything on track. Through collaboration, we'll bring your vision to life and celebrate its success at the ribbon-cutting and dedication, marking the beginning of a new chapter for your parish community.

**90%**

Annual volume of  
**CMAR Projects**

**\$200+ MILLION**

CMAR Projects completed  
in last 10 years

**200+**

CMAR Projects  
Completed



# CMAR EXPERIENCE

## CMAR PROJECT EXPERIENCE

### **SEVEN DOLORS CATHOLIC CHURCH**

Manhattan, KS

### **ST. LUKE'S LUTHERAN CHURCH + EARLY LEARNING**

Manhattan, KS

### **FIRST CHRISTIAN CHURCH + EARLY LEARNING**

Manhattan, KS

### **CRESTVIEW CHRISTIAN CHURCH + EARLY LEARNING**

Manhattan, KS

### **ST. ISIDORE'S CATHOLIC CHURCH + STUDENT CENTER**

Manhattan, KS

### **IMMACULATA SSPX Church**

St. Marys, KS

### **ST. PAUL'S EPISCOPAL CHURCH**

Manhattan, KS

### **FAITH EVANGELICAL FREE CHURCH**

Manhattan, KS

### **ST. THOMAS MORE CATHOLIC CHURCH**

Manhattan, KS

### **HOLY FAMILY PARISH HALL**

Alma, KS

### **ST. MARYS ACADEMY & COLLEGE**

St. Marys, KS

### **ST. JOSEPH'S LIFE CENTER**

Olpe, KS

### **BLUE RAPIDS PRESBYTERIAN CHURCH**

Blue Rapids, KS

### **KANSAS STATE UNIVERSITY**

Manhattan, KS

*Ongoing + Multiple Projects Completed*

### **ROCK HILLS CHURCH**

Manhattan, KS

### **MANHATTAN CHRISTIAN COLLEGE**

Activity Center

Manhattan, KS

### **MANHATTAN CATHOLIC SCHOOLS + PRESCHOOL**

Manhattan, KS

### **BISHOP SEABURY ACADEMY**

Lawrence, KS

### **CRECHE DAY SCHOOL**

Manhattan, KS

### **USD 343 PERRY LECOMPTON**

Lawrence, KS

### **MIDWEST DREAM CAR COLLECTION**

Manhattan, KS

### **MEADOWLARK HILLS CENTERPOINTE CLINIC**

Manhattan, KS

### **VIA CHRISTI CLINIC**

Manhattan, KS

### **MANHATTAN AREA TECHNICAL COLLEGE**

Manhattan, KS

### **CLAY COUNTY MEDICAL CENTER**

Clay Center, KS

### **USD 330 MISSION VALLEY**

Eskridge, KS

### **RILEY COUNTY EMS HEADQUARTERS**

Manhattan, KS

### **TALLGRASS TAPHOUSE**

Manhattan, KS

### **USD 383 MANHATTAN-OGDEN:**

Frank V. Bergman Elementary School

Bluemont Elementary School

College Hill Early Learning Center

Eugene Field Early Learning Center

Northview Elementary School

Ogden Elementary School

Oliver Brown Elementary

Theodore Roosevelt Elementary School

Woodrow Wilson Elementary School



# CMAR EXPERIENCE

## CONSTRUCTION MANAGER AT RISK APPROACH

CMAR (Construction Manager at Risk) is a project delivery method in which BHS Construction acts both as a consultant to the owners in the design and preconstruction phases, and as the general contractor during the construction phase. The “at risk” aspect refers to the construction manager’s responsibility to deliver the project within a guaranteed maximum price (GMP) that is established with the owner.

### BENEFITS OF CHOOSING CMAR

- Early Involvement
- Cost Control
- Collaborative Approach
- Reduced Risk for the Owner
- Flexibility in Scheduling
- Enhanced Quality Control
- Improved Project Timeline
- Improved Risk Management

### APPROACH

BHS Construction has been using a CMAR approach to projects since Chairman Wayne Sloan established the company in 1982. As he says, “We were doing CMAR before there was even a name for it.” This method ensures **cost transparency**, **collaborative design**, and a **high-quality result**. As experts in the Construction Manager at Risk delivery method, we prioritize its benefits and consistently deliver value to our clients.

### CMAR EXPERIENCE

In a previous CMAR partnership, we successfully managed improvements across eleven educational facilities. To ensure the projects were completed on time and within budget, we implemented a phased schedule aligned with the bond timeline.

By collaborating closely with the district and design team, we strategically planned each phase to optimize efficiency and meet critical deadlines. Actively engaging the board of education, design team, and community provided valuable insights into facility improvement priorities and scheduling constraints, allowing us to offer effective guidance and expertise throughout the process.



THEY DEMONSTRATED A DEEP UNDERSTANDING OF OUR ORGANIZATION’S VALUES AND MISSION...**THEY BROUGHT OUR VISION OF A CHURCH BUILDING TO LIFE.**

-Fr. Gale Hammerschmidt  
St. Isidore’s Catholic Church & Student Center



# RELEVANT EXPERIENCE



## SEVEN DOLORS CATHOLIC CHURCH - MANHATTAN, KS

\$1,600,000  
12,000 SQ FT

The Seven Dolors Catholic Church underwent an extensive restoration, earning a Kansas Historical Preservation Award for its craftsmanship. A highlight of this project is the addition of a stunning painted icon of the Blessed Virgin Mary of the Seven Dolors, gracing the dome above the altar, creating a breathtaking focal point for worship. The restoration included intricate scaffolding designed to access the ornate ceiling for restoration and painting. Faux painting transformed the altar with a beautiful marble design, while updates to the flooring and pews enhanced the worship space. Sacristy renovations modernized functionality while preserving historical integrity. This project celebrates the church's rich history while enriching its sacred atmosphere for generations to come.



**WITH NO HESITATION AND FULL CONFIDENCE, I AM VERY GLAD AND HONORED TO RECOMMEND BHS TO ANY PROJECT, LARGE OR SMALL. THEIR ATTENTION TO AND DEMAND FOR EXCELLENCE IN EVERY DETAIL IS TRULY APPRECIATED.**

-Fr. Kerry Ninemire  
Seven Dolors Catholic Church



# RELEVANT EXPERIENCE



## **ST. ISIDORE'S** **CATHOLIC CHURCH AND STUDENT CENTER**

**REFERENCE**  
Father Gale Hammerschmidt  
785.539.7496

**\$18,000,000**  
**39,000 SQ FT**

The St. Isidore's Catholic Student Center project, originally built in 1963, was completed in three phases: renovation, addition, and new construction. The original sanctuary was demolished and replaced with a new, larger sanctuary that doubled its size. The new sanctuary seats 700 and is constructed in Kansas Limestone. Phase one included the addition of a new kitchen and education center, integrated with the existing structure. Phase two involved the careful demolition of the current sanctuary, making way for phase three: the construction of a modern new sanctuary. Throughout the construction, the student center remained operational, ensuring uninterrupted use for students.



# RELEVANT EXPERIENCE



## ST. THOMAS MORE CATHOLIC CHURCH *MANHATTAN, KS*

**\$1,500,000**  
**19,000 SQ FT**

This project involved a Sanctuary addition and the expansion of classroom spaces, including the construction of a 70' tower in two phases to optimize savings. The exterior of the building was completely updated, providing a modern face lift. Five new classrooms were added, and the sanctuary's seating capacity was expanded to accommodate over 400 people. The project was completed on schedule, enhancing both the functionality and aesthetics of the facility while maintaining cost efficiency.

Returning two decades later BHS complete a second renovation—reflecting the strength of our relationship and commitment to supporting our clients.



# RELEVANT EXPERIENCE



## ST. JOHN THE EVANGELIST CATHOLIC PARISH - *HERINGTON, KS*

\$205,000  
3,750 SQ FT

This project involved significant renovations at St. John the Evangelist Catholic Parish, including the installation of new tile flooring and updates to the sanctuary. Liturgical paintings were added. Delivered on schedule, this renovation has created a refreshed and inviting space for the community, reflecting both quality craftsmanship and efficient use of resources.



# RELEVANT EXPERIENCE



## ROCK HILLS CHURCH & KIDS ROCK MANHATTAN, KS

\$547,700  
9,700 SQ FT

The Rock Hills Church project involved the renovation of a 9,700 sq. ft. former cinema building into a vibrant church facility for the Manhattan community. The renovation included a newly designed vestibule, an atrium lobby space, updated restrooms, and additional storage. Two dedicated classrooms were added for toddlers and pre-k children, along with upgrades to plumbing and electrical systems. The exterior received a refreshed look with a new parapet/canopy section and updated finishes. The church's Kids Rock program, which serves children from birth through 5th grade, was designed with age-appropriate spaces for lessons and small group activities, creating an engaging and supportive environment for young learners.



# RELEVANT EXPERIENCE



## FAITH EVANGELICAL FREE CHURCH

*MANHATTAN, KS*

**\$2,600,000**  
**19,460 SQ FT RENO**  
**8,000 SQ FT ADD**

BHS Construction partnered with Faith Evangelical Free Church on a multi-phase renovation and expansion project designed to enhance their worship and community spaces. The project included a large addition to the sanctuary, an 8,000 SF multi-use building, and strategic renovations to improve functionality.

To ensure a smooth transition, we coordinated an office move as part of the phased approach, minimizing disruption to daily operations. Additionally, BHS self-performed the concrete package, delivering significant cost savings to the owner while maintaining the highest quality standards. Through careful planning and collaboration, we successfully completed the project on time and within budget, providing Faith Evangelical Free Church with a space that supports their growing ministry.



# RELEVANT EXPERIENCE



## FIRST CHRISTIAN CHURCH MANHATTAN, KS

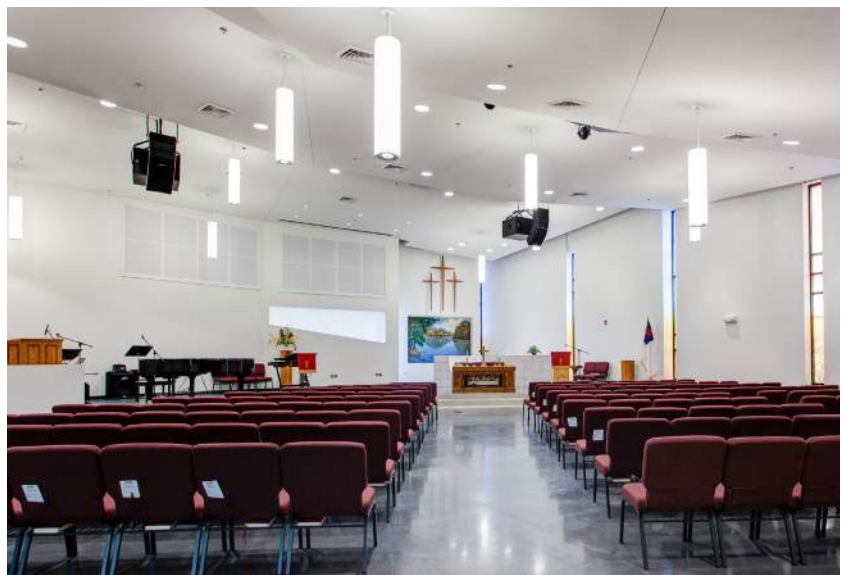
\$4,400,000  
17,500 SQ FT

Leaders of First Christian Church began planning a new campus to support the growth of their ministries. The church officially opened its doors in 2019. The new campus includes a preschool facility that provides an educational environment for young children, in line with the church's mission to serve the diverse needs of its members and the surrounding community. Inside the sanctuary, a distinctive cloud design was incorporated into the ceiling acoustics, creating a visually stunning and spiritually evocative feature. The cloud design adds an ethereal, dynamic quality to the space, fostering an atmosphere of awe and transcendence that enhances the worship experience for congregants.



**WHY BHS? YOU CAN'T GO WRONG WITH THEM. THEY HAVE BEEN SO HELPFUL. IF WE HAVE QUESTIONS THIS YEAR, NEXT YEAR, 5 YEARS FROM NOW, BHS IS GOING TO BE THERE HELPING US, I HAVE NO DOUBT ABOUT THAT.**

-Richard Gallagher  
Building Committee Chair, FCC



# RELEVANT EXPERIENCE



## **CRESTVIEW** *CHRISTIAN CHURCH - MANHATTAN, KS*

**\$3,500,000**  
**22,000 SQ FT**

A 22,000 sq. ft. metal building provided a new place of worship for the members of Crestview Christian Church. On entry, you are welcomed through a spacious sanctuary where congregants can gather for worship and reflection. The new building houses modern office facilities, providing administrative space for the church's operations. The inclusion of a well-equipped kitchen, front lounge area and large youth room highlights the practicality of the design, facilitating community events, gatherings, and charitable initiatives, an important part of the church's mission. The youth recreation and classroom spaces will serve as dynamic environments for learning, growth and community-building among the younger members of the congregation.



# MANAGEMENT APPROACH

## OVERVIEW

### PRECONSTRUCTION

Preconstruction is the critical planning phase where the foundation for success is established. This stage involves defining the project scope, estimating costs, setting budgets, creating schedules, and identifying potential risks. It also includes coordinating with the city, securing permits, and obtaining necessary approvals.

At BHS, we believe that the true value of a construction manager is realized during preconstruction. Our team of expert cost estimators and preconstruction managers brings the experience and precision needed to ensure every project is thoroughly planned for success. We will work side by side with our client, and design teams to ensure that every detail aligns with your unique vision and mission. By fostering a collaborative environment, we deliver projects that are efficient, successful, and reflective of the community values they serve.

### CONSTRUCTION

Construction is the phase where the vision becomes reality. This stage involves the physical execution of the project, including site preparation, foundation work, framing, system installations (electrical, plumbing, HVAC), and final finishes. Guided by the plans and specifications developed during preconstruction, this phase focuses on managing subcontractors, maintaining quality control, adhering to safety standards, and coordinating trades to ensure the project is completed on time and within budget. Choosing BHS means partnering with a team of experienced construction professionals committed to delivering exceptional results and bringing your vision to life. We understand this is a sacred space and should reflect your mission and values.

### POST CONSTRUCTION

Post-Construction is the phase that follows the completion of the building work. This phase includes project closeout activities, finalizing financials, conducting a final walk-through, and ensuring all documentation, warranties, and maintenance information are provided to the owner. We ensure a seamless transition from construction to occupancy while preserving its spiritual integrity. We will be there to celebrate your ribbon-cutting and remain available for any future support you may need. At BHS, our long list of repeat clients is a testament to our exceptional service. We don't just build structures—we build lasting partnerships.



# MANAGEMENT APPROACH

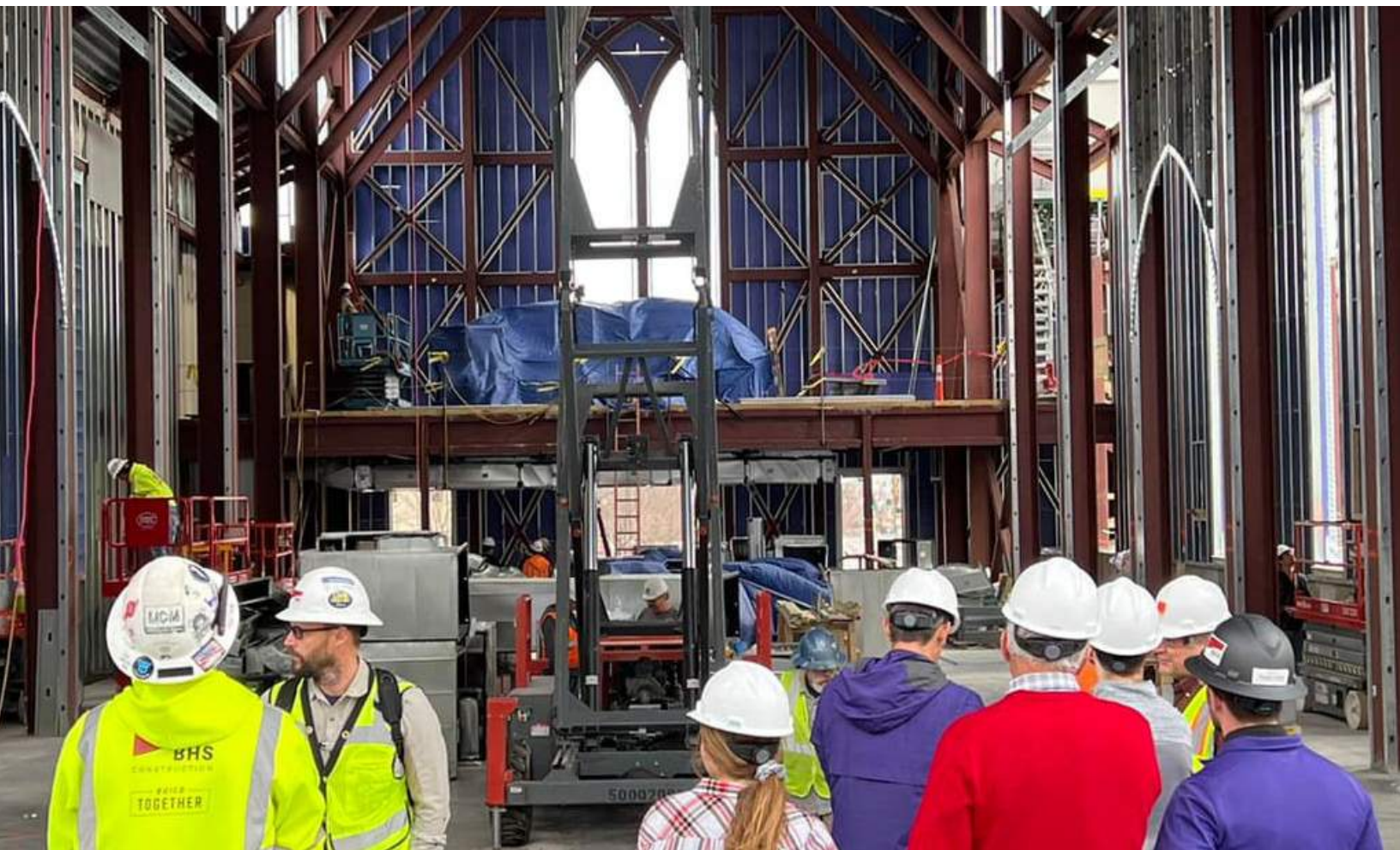
## WE BUILD PARTNERSHIPS FIRST

At BHS Construction, our collaborative approach is at the heart of everything we do. We start by engaging early with our clients and design teams during preconstruction—to ensure that every detail of your vision is fully heard and we can help you make the best informed decisions for your project. Our dedicated project managers act as the bridge between the office and the field, ensuring open, transparent communication at every step. This process not only streamlines decision-making but also fosters innovation and builds lasting relationships. When you partner with BHS Construction, you're joining a journey where we truly **Build Together** to deliver projects that exceed expectations and reflect the unique character of the communities we serve. We look forward to working closely with Seven Dolors Parish and the design teams, **making informed decisions together to deliver the best possible project.**



IN SUMMARY, **BHS CONSTRUCTION DOES WHAT THEY PROMISE.** THEY WERE A STEADY SOURCE OF ENCOURAGEMENT AND CONFIDENCE.

-Mark Hateshol  
St. Luke's Early Learning Center



# TAILORED MANAGEMENT APPROACH

## PRECONSTRUCTION

### RIGHT GUIDANCE

The success of every project begins with a strong foundation built during the preconstruction phase. This stage empowers informed decisions and lays the groundwork for seamless execution.

Our team conducts detailed project planning, including cost estimates, schedules, and constructability reviews, to control costs and ensure the project remains within budget and on schedule. With our proven approach, we provide great value during this phase by leveraging the expertise of our experienced preconstruction manager, estimators, and trusted subcontractors.

BHS will work collaboratively to finalize design plans, prepare for bidding, and ensure your vision transitions smoothly into construction.

### SERVICES PROVIDED

- Scheduling
- Budgeting
- Cost Alternate Options
- Logistical Planning
- Subcontractor Input
- Material Lead Time Scheduling
- Production Timeline Planning
- Onsite Investigation/Constructibility Review
- Scope Writing
- Bidding Coordination
- Guaranteed Maximum Price Formulation

### COST ESTIMATING/COST ALTERNATES

We provide real-time estimating, to keep your project on track. Our market tracking ensures proactive planning, while our preconstruction identifies cost-effective alternatives without compromising quality. With comprehensive project budget management, we **maximize your investment**.

### SCHEDULE DEVELOPMENT

We will collaborate to develop a comprehensive schedule while setting the budget and breaking down each phase into specific tasks and milestones. Our dynamic schedule evolves throughout the project, supported by plan reviews, constructibility reviews, permitting coordination, and weekly updates—all **focused on achieving your goals while balancing schedule and budget**.

### TECHNOLOGY

BHS embraces innovation through advanced technology to drive project efficiency and improve communication. Utilizing Procore© for real-time updates and tracking, we enhance collaboration by providing a centralized platform for sharing plans, managing documents, and coordinating with stakeholders. (This is included within the fee.) BHS ensures **seamless communication and transparency** throughout the entire project life cycle. In addition, we offer weekly progress reports, modeling coordination, drone services, and professional photography and videography—delivering precise and comprehensive project oversight.

# TAILORED MANAGEMENT APPROACH

## PRECONSTRUCTION

### BIDDING

Our well-executed bidding process is critical to controlling costs and maintaining quality. From day one, our team will collaborate closely with our client and design team to finalize design plans that align with your goals while ensuring practicality and cost-effectiveness. This process relies on accurate, consistent bid documents that earn bidders' trust and thorough vetting of submitted bids to ensure scope alignment and performance capability.

**Qualified Bidders:** Leveraging strong relationships with our local and regional subcontractors, BHS identifies and engages the most suitable candidates for your project.

**Bid Submission & Review:** BHS invites qualified subcontractors to submit proposals, thoroughly evaluating each based on experience, capacity, financial stability, and competitiveness. We have a comprehensive prequalification process that considers qualifications, alignment with project needs, schedule adherence, and overall value.

**Subcontractor Recommendation & Selection:** BHS thoroughly evaluates bids to recommend those that offer the ideal balance of quality, experience, and value. By fostering dependable partnerships and upholding the highest standards of workmanship, we ensure successful project outcomes. Working closely with our client, we maintain transparency and align selections with the owner's goals and priorities.

Our approach helps us maximize participation from qualified vendors, ensuring **competitive pricing and high-quality responses.**

BHS maintains open, transparent communication during bid evaluations, providing full access to review bids. Our goal is to ensure you feel **informed, confident, and comfortable with the final selection.**



**BHS**  
CONSTRUCTION

BUILD  
TOGETHER

# LOCAL BUSINESS UTILIZATION

## SERVE TOGETHER

We prioritize collaboration with local subcontractors and suppliers whenever possible. With 60 years of building strong community relationships, we are well-positioned to leverage our network for this project. From the start, we will work closely with our client and design team to develop strategies that maximize value for the community. This approach **engages trusted, experienced vendors** who appreciate working with BHS, ensuring **high-quality results while supporting the local economy**. Partnering with familiar collaborators who understand the area's unique needs enhances project success and strengthens our ability to serve the community and local families.

At BHS, we care deeply about the communities we work in and take pride in the partnerships we've built. Beyond construction, we actively support youth and community organizations through sponsorships and charitable contributions.



# \$250,000+

Community Sponsorships +  
Donations in 2024

## ESTABLISHED RELATIONSHIPS

Economy Electric	Hi Tech Interiors
Central Mechanical Construction	Manko
MCM	Larson Construction
Bayer	Thermal Comfort Air
Diamond Roofing	U.S. Stone



# SELF-PERFORM CAPABILITIES

## OFFERING A RANGE OF SELF-PERFORM SERVICES

Our extensive in-house team enables us to self-perform various construction tasks, offering greater accuracy and control over the project. For your project, we have the capabilities to bid on several key packages, including blocking, rough and finish carpentry, casework installation, joint sealants, weather and air barriers, installation of doors, frames, and hardware, restroom accessories, partitions, locker installations, appliance installation, as well as temporary site protection requirements including dumpsters, temporary fencing, and erosion control.

By self-performing these tasks, we can provide a more precise and comprehensive bid. **All bids from BHS Construction are submitted 24 hours before subcontractor bids are due to ensure transparency and competitiveness.** With a team of over 100 skilled workers, we are equipped to adapt quickly to changes, whether it's adding manpower, adjusting to scope changes, or attending meetings on short notice. This flexibility allows us to keep the project on schedule and within budget, providing significant benefits to our clients.

We bid our self-performed work alongside contractors to ensure accurate comparisons and consistency. Sometimes, we're the lowest bid due to reduced overhead; other times, we aren't, **ensuring the best value for ownership.** We also handle smaller, less desirable tasks—like selective demo and blocking—that contractors often mark up significantly.

## BENEFITS TO THE OWNER

- Cost savings
- Quality control
- Enhanced project control
- Schedule optimization and flexibility for unforeseen circumstances
- Streamlined communication and integration with subcontractors

***BHS SAVED AN OWNER 3% OF THE PROJECT COST***

BY BIDDING SELF-PERFORM PACKAGES ON A RECENT CMAR PROJECT.

# ORGANIZATIONAL CHART

## GET WORK PROCUREMENT



PATRICK SCHUTTER  
PRESIDENT



KELLY KARL  
PRECONSTRUCTION



ADAM CROWL  
SENIOR ESTIMATOR

## DO WORK OPERATIONS



ANDREW GERTH  
PROJECT EXECUTIVE



JOSH MICAL  
GENERAL SUPERINTENDENT



DALTON DAVIS  
SUPERINTENDENT

## TRACK WORK ADMINISTRATION

CARRIE ALT  
OPERATIONS

AMANDA GOLTZBACH  
PROJECT ADMINISTRATOR

MADELINE BRUNA  
ACCOUNTING ASSISTANT

BHS Construction carefully manages its workload to ensure each project receives the necessary attention and resources for success. We maintain a balanced project schedule, allowing us to dedicate the appropriate personnel and support to Seven Dolors Parish. **We confirm that we have the capacity to properly staff and prioritize your project to meet all milestones and expectations.**

# PROJECT TEAM



22

**YEARS EXPERIENCE**

## **CREDENTIALS**

OSHA 30-Hour  
Dale Carnegie Leadership Course  
Leadership Manhattan 2015

## **PROJECT EXPERIENCE**

**SEVEN DOLORS CATHOLIC CHURCH**  
Manhattan, KS

**ST. ISIDORE'S CATHOLIC CHURCH**  
Manhattan, KS

**THE IMMACULATA SSPX CHURCH**  
St. Mary's, KS

**FIRST CHRISTIAN CHURCH + EARLY LEARNING**  
Manhattan, KS

**ST. THOMAS MORE CATHOLIC CHURCH**  
Manhattan, KS

**MANHATTAN CHRISTIAN COLLEGE**  
Manhattan, KS

**BISHOP SEABURY ACADEMY**  
Lawrence, KS

**MANHATTAN AREA TECHNICAL COLLEGE**  
Manhattan, KS

**CICO PARK IMPROVEMENTS**  
Manhattan, KS

**USD 343 PERRY-LECOMPTON**  
Perry, KS

**USD 330 MISSION VALLEY**  
Eskridge, KS

**HOMECARE & HOSPICE**  
Manhattan, KS

## **PATRICK SCHUTTER**

**PRESIDENT**

### **EDUCATION**

B.S. Construction Science and Management  
Sigma Lambda Chi Honorary Society  
Kansas State University

As President and a dedicated stakeholder, Patrick is committed to the success of the Seven Dolores Parish. With BHS Construction's 60-year legacy in Manhattan, he provides the right guidance to navigate every stage of the process with transparency, expertise, and unwavering integrity—delivering the right results that align with your goals .

Patrick's proactive leadership ensures that potential challenges are identified early and addressed with solutions that uphold the highest standards of quality and stewardship. Rooted in BHS's mission to Build Together, he fosters a collaborative environment—working closely with Seven Dolores to bring your vision to life with precision and purpose.



# PROJECT TEAM



30

**YEARS EXPERIENCE**

## **CREDENTIALS**

OSHA 30-Hour  
Leadership Manhattan 2015  
Flint Hills Regional Leadership Program 2019  
Management Training UMass Donahue Institute  
Lead Safe RRP

## **PROJECT EXPERIENCE**

**SEVEN DOLORS KITCHEN**  
Manhattan, KS

**NEW HOPE CHURCH**  
Manhattan, KS

**FLINT HILLS COMMUNITY  
ACCELERATOR**  
Manhattan, KS

**USD 244 BURLINGTON VO-AG**  
Burlington, KS

**USD 330 MISSION VALLEY**  
Eskridge, KS

**USD 343 PERRY-LECOMPTON**  
Perry, KS

**USD 464 TONGANOXIE**  
Tonganoxie, KS

**RILEY COUNTY EMS**  
Manhattan, KS

**CORNERSTONE FAMILY  
COUNSELING**  
Manhattan, KS

**ADDAIR LAW EXPANSION**  
Manhattan, KS

**K-STATE INDOOR TRACK**  
Manhattan, KS

**WAMEGO HEALTH CENTER**  
Wamego, KS

## **KELLY KARL** *PRECONSTRUCTION MANAGER*

### **EDUCATION**

B.S. Life Sciences  
Kansas State University

Kelly guides a transparent, collaborative pre-construction process that empowers clients with the detailed information needed to make informed decisions. From project conception to execution, Kelly serves as the critical link between owners, architects, engineers, and key stakeholders—ensuring that vision, budget, and constructibility aligns seamlessly.

His commitment to proactive communication and thoughtful planning lays the foundation for a smooth construction process, ensuring every dollar is spent with purpose. By focusing on transparency, efficiency, and value-driven solutions, Kelly helps clients confidently move forward, knowing their investment is maximized and their project is set up for long-term success.



# PROJECT TEAM



**20**  
**YEARS EXPERIENCE**

## **CREDENTIALS**

OSHA 30-Hour  
LEED Accredited Professional

## **PROJECT EXPERIENCE**

**SEVEN DOLORS CATHOLIC CHURCH**  
Manhattan, KS

**ST. LUKE'S LUTHERAN CHURCH + EARLY LEARNING**  
Manhattan, KS

**USD 383 - COLLEGE HILL EARLY LEARNING CENTER**  
Manhattan, KS

**EUGENE FIELD EARLY LEARNING CENTER**  
Manhattan, KS

**BISHOP SEABURY ACADEMY**  
Lawrence, KS

**USD 330 MISSION VALLEY**  
Eskridge, KS

**USD 383 MANHATTAN-OGDEN**  
Manhattan, KS

**STONECREEK FAMILY PHYSICIANS**  
Manhattan, KS

**USD 378 RILEY COUNTY SCHOOLS**  
Riley, KS

**RILEY COUNTY EMS**  
Manhattan, KS

**DCCCA NEW FACILITY**  
Lawrence, KS

## **ADAM CROWL** **SENIOR ESTIMATOR**

### **EDUCATION**

B.S. Construction Science and Management  
Kansas State University

As Senior Estimator for the Seven Dolores project, Adam plays a vital role in connecting project conception to execution. He works closely with Seven Dolores, architects, engineers, and other stakeholders during the early stages to provide accurate budgets and cost alternates. With the right approach and expert guidance, Adam ensures a transparent bidding process, fostering trust and collaboration while securing the best value and highest quality for your project. His expertise lays a solid foundation and strategic plan, setting the stage for the project's success well before construction begins.



# PROJECT TEAM



21

**YEARS EXPERIENCE**

## **CREDENTIALS**

OSHA 30-Hour

## **PROJECT EXPERIENCE**

### **SEVEN DOLORS CHURCH**

Manhattan, KS

### **ST. LUKE'S LUTHERAN + EARLY LEARNING**

Manhattan, KS

### **ST. JOSEPH'S CATHOLIC CHURCH**

Manhattan, KS

### **FLINT HILLS COMMUNITY ACCELERATOR**

Manhattan, KS

### **EUGENE FIELD EARLY LEARNING CENTER**

Manhattan, KS

### **USD 383 - COLLEGE HILL EARLY LEARNING CENTER**

Manhattan, KS

### **RILEY COUNTY EMS**

Manhattan, KS

### **KANSAS STATE UNIVERSITY ANDERSON HALL RENO**

Manhattan, KS

### **COMMUNITY HOUSE**

Manhattan, KS

### **USD 383 MANHATTAN-OGDEN**

Manhattan, KS

### **MANHATTAN BREWING COMPANY**

Manhattan, KS

## **ANDREW GERTH**

### **PROJECT EXECUTIVE**

#### **EDUCATION**

B.S. Construction Science and Management

Kansas State University

As Project Executive, Andrew provides hands-on leadership, guiding the Seven Dolors project with a solution-driven approach. His expertise ensures a well-structured, transparent process—helping the team navigate complexities while keeping the project aligned with its vision, budget, and schedule. Andrew is dedicated to the project's success, supporting the onsite team with the resources and guidance they need. He prioritizes clear, transparent communication with Seven Dolors throughout every phase, ensuring expectations are aligned, challenges are addressed proactively, and decisions are made collaboratively. Actively engaged from start to finish, he keeps the project on track, on budget, and free of surprises.



# PROJECT TEAM



**15**  
**YEARS EXPERIENCE**

## **CREDENTIALS**

OSHA 30-Hour  
CPR First Aid

## **PROJECT EXPERIENCE**

**USD 383 - COLLEGE HILL EARLY LEARNING CENTER**  
Manhattan, KS

**EUGENE FIELD EARLY LEARNING CENTER**  
Manhattan, KS

**KANSAS HOUSING RESOURCES CORP**  
Topeka, KS

**MANHATTAN AREA TECHNICAL COLLEGE**  
Manhattan, KS

**LOFTS AT 1700**  
Manhattan, KS

**STONECREEK FAMILY PHYSICIANS**  
Manhattan, KS

**EMPORIA READINESS CENTER**  
Emporia, KS

**COOKS CHILDREN'S MEDICAL CENTER**  
Fort Worth, TX

**COOK CHILDREN'S MEDICAL CENTER-EXPANSION**  
Fort Worth, TX

## **JOSH MICHAL** **GENERAL SUPERINTENDENT**

### **EDUCATION**

B.S. Construction Science and Management  
Kansas State University

As General Superintendent for the Seven Dolors project, Josh plays a critical role in coordinating and managing all aspects of the project. Acting as a vital liaison between the office and field teams, he ensures seamless communication and alignment throughout every phase. Reflecting BHS's commitment to Build Together, Josh understands the significance of creating a space that serves as a place of worship, learning, and growth for future generations. With a focus on maintaining strong, collaborative relationships with subcontractors, design professionals, and clients, he fosters open, consistent communication—before, during, and after construction—to ensure the project's success and smooth execution.



# PROJECT TEAM



**11**  
**YEARS EXPERIENCE**

## **CREDENTIALS**

OSHA 30-Hour  
Dale Carnegie Leadership Course

## **PROJECT EXPERIENCE**

**ST. ISIDORE'S CATHOLIC CHURCH**  
Manhattan, KS

**ST. THOMAS MORE CATHOLIC CHURCH**  
Manhattan, KS

**USD 383 - COLLEGE HILL EARLY LEARNING CENTER**  
Manhattan, KS

**EUGENE FIELD EARLY LEARNING CENTER**  
Manhattan, KS

**FLINT HILLS COMMUNITY ACCELERATOR**  
Manhattan, KS

**USD 383 - WOODROW WILSON**  
Manhattan, KS

**USD 383 - THEODORE ROOSEVELT**  
Manhattan, KS

**USD 383 - BLUEMONT ELEMENTARY**  
Manhattan, KS

## **DALTON DAVIS** ***SUPERINTENDENT***

### **EDUCATION**

Kansas State University

Dalton is a dedicated Superintendent overseeing the day-to-day operations at the Seven Dolors project site. With a hands-on approach, he manages subcontractor coordination, quality control, and site safety—ensuring seamless execution from start to finish. His background in trim carpentry and experience in school and church additions, as well as large and small-scale remodels, have shaped his eye for detail and commitment to craftsmanship.

Growing up in a family of builders, Dalton developed a deep passion for construction. He takes pride in turning drawings into reality, delivering high-quality projects that serve their communities for years to come.



# TAILORED CONSTRUCTION/SITE PLAN

## CONSTRUCTION

### OVERVIEW

The construction phase is where plans and specifications come to life, transforming vision into reality. This critical stage focuses on delivering the project on time and within budget, following the groundwork laid during preconstruction. Throughout construction, we will maintain open, collaborative communication with our client and design team.

Your dedicated Project Manager and Superintendent will actively participate in all construction meetings, ensuring seamless communication and a smooth transition from planning to execution. This continuity promotes efficiency and keeps the project aligned with your goals.

### SERVICES PROVIDED

- Supply Chain Management
- Material Storage
- Site Layout
- Neighborhood Impact Management
- Phased Construction Schedule
- Safety Services
- Quality Assurance
- Quality Control
- On-Site Management

### BUDGET + SCHEDULE MANAGEMENT

BHS places a strong emphasis on effective budget and schedule management to ensure the successful delivery of your project. We continuously apply cost alternate options to identify cost-saving opportunities while maintaining the highest standards of quality. Budget control is a top priority, with regular tracking and transparent reporting. Weekly schedule updates keep all stakeholders informed, ensuring the project stays on track and aligned with timelines.

The goal of having BHS on board early is to proactively manage your project, minimizing (or eliminating) the need for change orders. This allows us to focus resources on delivering your project efficiently. If an issue arises, we will work with our client to determine if it is a scope or document correction.

### QUALITY CONTROL

Your project team will ensure all expectations are met, starting in the preconstruction phase. Quality management begins with thorough bidder qualifications, detailed drawing reviews, permit acquisition, and pre-installation meetings to establish and uphold standards.

Throughout construction, our dedicated on-site team **delivers consistent quality while managing the project's budget and schedule**. We perform comprehensive checks at every stage—mock-up inspections, third-party inspections, ongoing work inspections, and final turnover inspections—to ensure precision and **deliver a high-quality product the first time**. The superintendent and project manager conduct daily “punch-walks” to ensure a successful project delivery.

# TAILORED CONSTRUCTION/SITE PLAN

## CONSTRUCTION

### EXCEPTIONAL SUBCONTRACTOR MANAGEMENT

BHS will conduct a comprehensive site visit to assess conditions, access points, logistics, and material delivery routes. Our strategic site layout ensures maximum efficiency, even in challenging spaces—especially important when working in and around active environments.

Additionally, your dedicated on-site superintendent will exclusively oversee your project. Our focused attention will drive quality and ensure the project stays **on budget and on schedule**. The superintendent will also be readily available to address community concerns, fostering open communication and building trust. This ensures that BHS manages the project seamlessly from start to finish.

### SUSTAINABILITY

At BHS, we are dedicated to creating a place of worship that will serve your parish for generations to come. Guided by Seven Dolors' mission, we aim to design and **build a space that reflects your values while fostering spiritual connection, learning, and growth**.

During preconstruction, we prioritize long-term maintenance by integrating durable materials and efficient systems that uphold both the beauty and functionality of your facility. Our commitment to sustainability and thoughtful construction ensures that your parish center not only meets today's needs but remains a vibrant, enduring space for future generations.



# SAFETY PROCESS

## SAFETY PLAN

At BHS, safety is our top priority. We foster a mindset that prioritizes the well-being of every individual, ensuring our employees, subcontractors, and suppliers are equipped with the necessary knowledge and tools to stay safe. BHS takes a proactive approach to safety by providing and enforcing the use of essential personal protective equipment at all times on our job sites. We conduct routine site inspections led by a third-party certified consultant and provide the necessary safety resources to support our teams in maintaining a safe and secure working environment.

We also recognize the importance of mental health and actively promote awareness. BHS provides essential support and resources to our team, fostering a workplace where well-being comes first.

## SAFETY PROGRAM FEATURES

- All Superintendents are OSHA 30-hour certified.
- All Foremen and Equipment Operators are OSHA 10-hour certified.
- Safety training begins at orientation for all employees.
- Quarterly safety training and equipment certifications.
- Third-party manager conducts monthly safety inspections.
- NARCAN training.
- PPE requirements are posted at each jobsite entrance and are enforced.



**SAFETY IS THE FOUNDATION  
WE BUILD ON—  
PROTECTING OUR PEOPLE,  
OUR PARTNERS,  
AND OUR PURPOSE.**

**.68 EMR**

2024 Experience  
Modification Rate (EMR)

**1ST PLACE**

2023, 2024, 2025 Safety  
Excellence Award AGC of Kansas

**0**

Fatalities for  
over 50 years

# TAILORED SOLUTIONS FIRST

## OVERVIEW

We recognize these critical issues as key challenges to the success of the Seven Dolors project. Our approach is to proactively identify solutions before challenges arise, ensuring seamless execution and minimizing risk. Whether it's the logistics of house relocation, tight site constraints, playground safety, foundation unknowns, or material cost volatility, we prioritize early coordination, strategic planning, and transparent communication. Our team is committed to presenting well-thought-out solutions first—addressing potential issues with efficiency, expertise, and a problem-solving mindset to keep the project on schedule, within budget, and aligned with Seven Dolors' vision.

### POTENTIAL CRITICAL ISSUES

1. House Relocation & Mobilization
2. Tight Site Constraints & Phasing
3. Playground Construction & Safety
4. Foundation & Storm Shelter Unknowns
5. Material Cost Volatility



### OUR SOLUTIONS-FIRST APPROACH

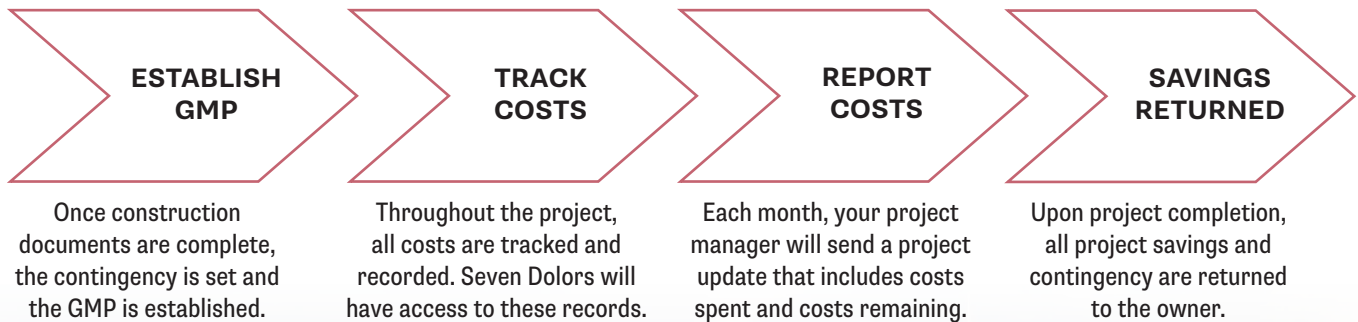
1. BHS will manage the potential double move of the existing brick house with precise coordination. We have already engaged with house movers and engineers and begun exploring innovative temporary foundation options to **reduce risk and cost**.
2. With active church and childcare operations nearby, we will develop a detailed phasing plan, implement strict safety measures, and carefully control site logistics and traffic flow to **eliminate disruptions to church and childcare operations**.
3. Building a playground near an operational childcare center requires heightened safety procedures. BHS will implement a comprehensive site safety plan, secure fencing, and phased construction planning to **ensure safety**.
4. To address structural and geotechnical risks, we will conduct early soil investigations, engage experts in foundation planning, and **proactively manage** any code compliance challenges.
5. Projects of this type (steel framing, brick veneer, and custom millwork) are susceptible to market price fluctuations. To mitigate these risks, we will leverage early procurement, track long-lead items, and have a transparent GMP contingency management process to **keep costs under control**.

# COST MANAGEMENT

## SETTING THE GUARANTEED MAXIMUM PRICE

We understand that Seven Dolors values transparency and financial stewardship as much as we do. That's why our preconstruction services provide a clear, strategic road map—ensuring every detail is carefully planned before construction begins. We can establish an initial GMP as early as the conceptual design phase, accounting for necessary assumptions, but our priority is to finalize the GMP at 90% plan completion. At this stage, designs are refined, risks are eliminated, and contingencies are reduced—delivering greater **cost certainty and value for the parish.**

Accuracy is our top priority. We never inflate initial costs to create the illusion of savings later. Our commitment is to **deliver the Parish Center and Early Learning Center under budget and return savings to Seven Dolors**—a reflection of our dedication to quality craftsmanship, responsible budgeting, and a project that will serve the parish for generations to come.



# COST MANAGEMENT

## TRANSPARENT APPROACH

Contingencies are essential for ensuring successful project completion. They serve as a strategic reserve of funds, time, and resources to address unforeseen challenges such as site conditions, weather delays, or supply chain disruptions. By planning for potential risks, we keep project timelines on track and budgets under control.

During the design phase, we recommend a 10-15% contingency, which decreases as plans are finalized. At the GMP phase, contingencies typically drop to around 3%, reflecting a refined scope and greater cost certainty. **Any unused contingency funds are returned to the owner.** To ensure transparency, BHS maintains a detailed contingency log, reviewed regularly with stakeholders to keep everyone informed and aligned.



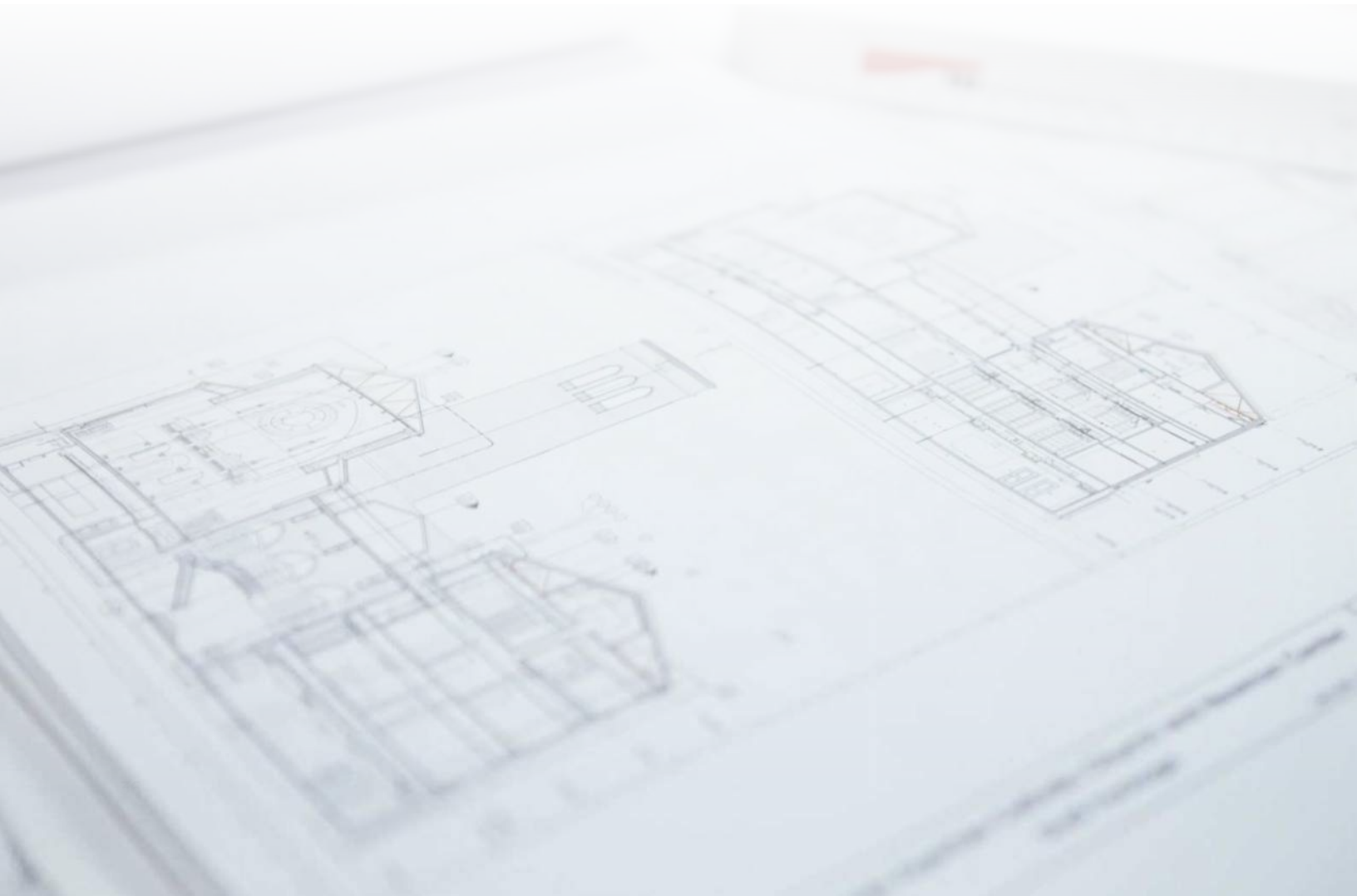
# FEES/GENERAL CONDITIONS

**CM FEE PERCENTAGE: 2.25%**

**CM PRECONSTRUCTION SERVICES FEE:** Our \$10,000 Precon Fee will be waived as an in-kind donation in recognition of our parish history.

**CM MONTHLY GENERAL CONDITIONS FEE:** \$33,943 Lump Sum

**CM FEE FOR SELF-PERFORM WORK: 2.25% CMAR FEE**



# REFERENCES

## SUCCESS DRIVEN BY LASTING PARTNERSHIPS

At BHS, success is defined by the strong relationships we build with owners, design professionals, and trade partners—relationships that last well beyond project completion. **Build Together**, reflects our commitment to delivering your vision on time, within budget, and with lasting connections.

### OWNERS

#### FR. GALE HAMMERSCHMIDT

*St. Isidore's Catholic Church*  
stisidores@stisidores.com  
785.539.7496

#### BILL CLARK

*USD 330 Mission Valley Schools*  
bclarkk@mv330.org  
785.224.9469

#### TRISHA BROOKE-FRUENDT

*USD 383 Manhattan-Ogden Schools*  
patriciab@usd383.org  
785.587.2180

### DESIGN PROFESSIONALS

#### TRACY ANDERSON

*Anderson Knight Architects*  
tracy@weareaka.com  
785.539.0806

#### BRUCE MCMILLAN

*Baker McMillan AIA Architects, PA*  
bruce@mcmillanarchitects.com  
785.776.1011

#### JEFF HANCOCK

*SMH Consultants*  
jhancock@smhconsultants.com  
785.437.3730

### TRADE PARTNERS

#### JOE KOLDE

*Kolde Concrete Construction*  
jkolde@koldeconcrete.com  
785.437.3730

#### ROB EICHMAN

*Midwest Concrete Materials*  
rob.eichman@midwestconcretematerials.com  
785.776.8811

#### SHANE GOOD

*Thermal Comfort Air, Inc.*  
785.537.2436



# REFERENCES



ANDERSON KNIGHT ARCHITECTS

September, 2024

RE: Letter of Reference for BHS Construction, Inc.

To whom it may concern,

It is with full confidence that I recommend BHS Construction, Inc. for your project. I have enjoyed working with the BHS team for over 30 years on numerous projects ranging in size, cost, and complexity. They have always proved to be collaborative team members, providing valuable information from the earliest stages of programming and design through the completion of construction.

Their team provides clear and concise communication throughout their involvement in a project, and they are ever vigilant in searching for ways to save time, money, or both on behalf of the client. One of the things that, as an architect, I appreciate the most is that if or when an issue does arise, they do not merely bring it to everyone's attention but provide possible solutions. This one simple step during the process of construction is but one of many factors that sets them apart from their competition.

When BHS is going to be the contractor for a project that I am involved with, I know the entire project will run smoothly, efficiently and effectively.

Respectfully submitted,

A handwritten signature in black ink, consisting of the initials 'TA' followed by a long horizontal line.

Tracy Anderson, AIA, NCARB

Founding Partner



## St. Isidore's Catholic Student Center

Kansas State University

711 Denison Avenue Manhattan, KS 66502

www.stisidores.com 785-539-7496 stisidores@stisidores.com

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To whom it may concern,

I am writing to express my recommendation of BHS Construction. From start to finish, BHS Construction walked with us and were conscientious of safety and had timely and effective communication. They demonstrated a deep understanding of our organization's values and missions. Through it all, they were willing to collaborate closely with our team to incorporate specific needs and preferences in the work.

While we would have dozens of students partaking in our active ministry and hanging out in our lobby, just 15 feet away they were building our new church. Never did we feel like they were in the way of our work or did they make us feel like we were in theirs. BHS had an outstanding attention to detail in the planning, budgeting, and cost control.

It was a pleasure working with them and we are grateful for their contributions and work they have done for St. Isidore's and our community. Their work has made a significant impact on the success of our Student Center as it brought our vision of a church building to life. I recommend BHS as an addition to any organization seeking a partner who is dedicated to excellence and professionalism.

Sincerely,

Fr. Gale Hammerschmidt



## USD 330 Mission Valley School District

### *Home of the Vikings*

511 East 2nd Avenue, Box 158  
Eskridge, KS 66423

William J. Clark--Superintendent

bclark@mv330.org 866.557.6686 www.mv330.org

To Whom It May Concern:

I am honored to write this letter of recommendation for BHS Construction on behalf of the students, staff, families, and patrons of USD 330 Mission Valley. During the process of the selection of the company who would represent the district as the Construction Manager it was felt that we had narrowed the pool down to the three companies that we felt confident in, however, the selection committee felt drawn to BHS not only because of their proven expertise in construction but also because of our strong feelings that it was more than just another project for them, it was something that they wanted and that they would take strong ownership of. We were not proven wrong!!!

From the point of selection, we have felt that BHS has taken ownership of the \$11.785 million dollar project as if they were the actual owners. We have never felt that it was Us & Them.....it has been a team project throughout the entire process driven by strong communication, flexibility, dedication to job site safety & professionalism, and just plain hard work and dedication. They have taken responsibility in making sure that all work completed by subcontractors is at the highest level and that any issues with subcontractors are addressed in a timely, effective, and professional manner.

It has been said multiple times by multiple USD 330 employees that they feel the team from BHS has truly become part of our district family. From the interaction between the BHS employees and our students, staff, parents, etc... to seeing BHS's work ethic in getting the work done they have proven themselves.. Their work ethic and values are exactly the same tough work ethic and values that can be found in rural communities across Kansas and the country, and that is why they were the perfect fit for USD 330 Mission Valley.

I highly recommend BHS Construction for any construction project where you want the job done correctly with attention to detail, safety, integrity and value.

If you have any questions please feel free to contact me at 785-224-9469.

Sincerely,

William J. Clark  
Superintendent--USD 330 Mission Valley



# REFERENCES



**CONCRETE CONSTRUCTION**

03/14/2024

To whom it may concern:

We have been asked to write a letter on behalf of BHS Construction, Inc. to describe our working relationship on behalf of a Subcontractor. Kolde Concrete Construction has had the pleasure of working with BHS on over 75 projects since 2006. We have worked with them on more projects over a longer period, but our current accounting software dates to 2006. During this time, we have worked on projects of all sizes and levels of complexity. Warehouse additions, luxurious homes, religious facilities and hunting retreats to concrete place and finish to name a few.

We have worked with numerous General Contractors in the last 40+ years some good and some bad, few have the high standards of BHS Construction, Inc. When it comes to safety, it is obvious to our personnel that BHS jobsites will be held to a high standard. Not only work practices but the safety culture from the top down resonates on their sites. Communication is never neglected on a BHS project. Whether it is adjustments in the schedule or looking for our input to value engineer a solution for the customer BHS is asking questions, but more importantly listening to what trade partners have to offer to make a successful project. The leadership and management of BHS are vested in making projects successful. As a Subcontractor we see multiple General Contractors attempt to manipulate us when it comes to change orders throughout a project. Not BHS, their documentation is processed timely and efficiently.

As a concrete subcontractor who has worked with numerous general contractors on multiple projects in the Northeast, KS area, we highly recommend BHS Construction, Inc. for your project.

Respectfully,

A handwritten signature in blue ink, appearing to read "JKolde", is written over a light blue horizontal line.

Joseph F. Kolde, President

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**St. Marys**  
28630 US Hwy 24, St. Marys, KS 66536

**Manhattan**  
9026 Green Valley Drive, Manhattan, KS 66502

**phone** (785) 437-3730  
**email** info@koldeconcrete.com  
**web** KoldeConcrete.com



## Thermal Comfort Air, Inc.

705 Pecan Cir.

Manhattan, Kansas 66502-8164

Tel. (785) 537-2436

Fax (785) 537-0135

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To Whom It May Concern,

Thermal Comfort Air, Inc. has worked with BHS Construction on many projects over the past few years as a mechanical/control contractor. Our continued bidding on their projects is primarily attributed by our preference to work with the people of BHS. From the estimators, to management, to site supervision, we always feel like we are a part of the team. The fair and collaborative approach to all their subcontractors is commendable.

Our experiences on the jobsite are no different. The efficiency and organization with scheduling trades on site is second to none. By being prepared, BHS makes our time on site efficient, drives the schedule and inevitably saves an owner money. If a problem arises during construction, BHS offers solutions instead of reprimands and that attitude goes a long way on a busy jobsite.

Thermal Comfort Air, Inc. recommends BHS to any project. Their people continue to welcome us to project teams and their efficiencies continue to heighten a profitable partnership.

C. Shane Good  
President  
Thermal Comfort Air, Inc.



# FINANCIAL LETTER



March 10, 2025

Anderson Knight Architects  
Attn: Dan Knight  
2505 Anderson Ave, Suite 201  
Manhattan, KS 66502

Re: BHS Construction proposal for Seven Dolars Parish Center and Early Learning Center

Mr. Knight:

My client BHS Construction, Inc. has asked for a bank reference letter regarding a proposal for the Seven Dolars Parish Center and Early Learning Center project. Please accept this letter documenting that BHS Construction is in strong financial condition and I have zero concerns regarding the company. I can be reached at (785)564-4528 if any additional information is needed.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Whitesell".

Brian D. Whitesell  
Senior Vice President

Home Office:  
701 Poyntz / PO Box 308  
Manhattan, KS 66505  
800.318.8997

[BankLandmark.com](http://BankLandmark.com)

BHS Construction does not have any instances of construction-related litigation to date.

# BONDING CAPACITY



## UNIVERSAL SURETY COMPANY

1010 Lincoln Mall, Suite 101 P.O. Box 80468 Lincoln, Nebraska 68501

March 10, 2025

Anderson Knight Architects  
ATTN: Dan Knight  
2505 Anderson Ave., Suite 201  
Manhattan, KS 66502

RE: BHS Construction, Inc.  
CMAR Qualifications - Seven Dolors Parish Center and Early Learning Center

Dear Mr. Knight:

BHS Construction has been a valued and respected client of Universal Surety Company. We offer our highest recommendation for this firm.

BHS Construction has a bond program in place with Universal Surety Company with single job support in the \$75 million range and aggregate capacity in the \$125 million range. BHS is active bond user and we would anticipate being able to issue the bonds within the prescribed time noted in the qualification form.

Universal Surety Company is listed in the Department of Treasury's Listing of Approved Sureties and has an A.M. Best Rating of "A".

Please understand that any arrangement for a final bond or bonds is a matter between the contractor and Universal Surety Company. This letter is not an agreement to provide surety bonds but an indication of our past experience with and confidence in the firm. If we can be of further assistance, please do not hesitate to call.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Jessica M. Marsh'.

Jessica M. Marsh

(402) 435-4302

1-800-755-2666

FAX (402) 435-3274

E Mail: BONDS@UNIVERSALINLAND.COM

*At BHS, we believe every successful project starts with the **right guidance**, the **right relationships**, and a commitment to delivering the **right results**.*

*The Seven Dolores Parish Center and Early Learning Center will be spaces designed to strengthen your community, support future generations, and further your mission. By partnering with BHS, you are investing not only in the final product but also in a collaborative, transparent process that puts your needs first at every stage.*

*We are honored to once again bring the vision of Seven Dolores to life. This facility will shape the lives of children, families, and parishioners for decades. We are committed to honoring that responsibility by delivering a seamless, **faith-aligned construction experience from groundbreaking to blessing**.*

*When you choose BHS, you choose to **Build Together**.*



***BUILD*** |  
**TOGETHER**