



 **Harmon**
Construction, Inc.[®]
Building Relationships Before Buildings

Commercial



Table of Contents:

Page 3: **Profile & History**

Page 4: **Facilities Construction**

Page 5: **Select Project List**

Page 7: **Testimonials**

Page 8: **References**

Page 9: **Select Awards**

Page 10: **Personnel**

Page 13: **Delivery Systems**

Page 14: **Services**

Page 15: **Conclusion**

Profile & History



Since 1987, Harmon Construction, Inc. has been providing innovative design and construction projects that exceed our client expectations. Our expertise is in building Commercial, Government, Healthcare and Worship Facilities. We are “value driven” at a competitive price and respect the resources available for use. Our qualified personnel, professionalism and experience have enabled us to become one of the most respected builders in the region. We have successfully completed hundreds of projects since opening our doors.

Harmon is a mid-sized Construction Management, Design-Build and General Contracting firm. We have a very successful Safety Program that has allowed us a Mod Rating (EMR) of .81 with no accidents for several years. Safety is a number one priority for Harmon; we retain a safety consulting firm to assist in making our job sites safe and productive.

Harmon is also a “Top 25 Commercial Contractor” in the Kansas City area per *The Kansas City Star* and *KC Business Journal*. We are one of the “100 Fastest Growing Companies in KC” per *Ingram’s Magazine* and one of the “Top 150 Private Owned Companies” in Kansas City. We partner with several charities including: The Lodging for Children (TLC), Rotary Youth Camp, Kansas City Kansas Homeless Shelters, Habitat for Humanity, The National Christian Foundation - *Heartland*, Integrity Resource Center and others. A full listing of our partners and affiliations can be found on our website www.harmonconst.com.

Facilities Construction



Harmon Construction, Inc. is uniquely qualified for your commercial construction needs:

- **We're problem solvers** - We solve problems by breaking large complicated problems/processes into smaller, manageable pieces.
- Our management consultant once told us, "It's not if you have problems, it's when and whose team is in place to help you solve them." Harmon is the team with a track record for solving challenging problems within complex projects.
- **We're passionate about construction** - We love what we do; we want to be your teammate in the construction process.
- **Team Building** – Ability to work with committees and bring them to a Common Vision and Consensus in a Timely Manner.
- **Client Centered** – We listen and strive to exceed your expectations.
- **Innovative and Progressive Company** – Management tools and team approach is used to deliver projects ahead of schedule and within budget.
- **Recognition within the community** –
Please see page 9 for select awards.
- **We deliver on our promises** – Reputation and Experience bring Results.



Select Project List

CABLE-DAHMER CHEVROLET
Independence, MO • Kansas City, MO

QUIKTRIP
*Harrisonville, MO • Claycomo, MO
Kansas City, MO • Excelsior Springs, MO*

TEAGUE ELECTRIC
Lenexa, KS

EXPRESSWAY AUTO WASH
Shawnee, KS

SELIX SYSTEM INTEGRATION (AMS)
Overland Park, KS

McCRAY MILLWORK COMPANY
Kansas City, KS

SYSTEMS MATERIAL HANDLING
Olathe, KS

FAA - 2ND FLOOR AUTOMATION WING
Olathe, KS

LEAVENWORTH EMS HEADQUARTERS
Leavenworth, KS

WEBER CARPET
Kansas City, MO

MAHAFFIE BUSINESS CENTER
Olathe, KS

HIAWATHA NATIONAL BANK
Hiawatha, KS

FRITZ'S RESTAURANT
Shawnee, KS

MAIN STREET CREDIT UNION
Olathe, KS

WIDMER SHOPPES
Shawnee, KS

WALGREENS
*Kansas City, MO • Excelsior Springs, MO
Shawnee, KS • Claycomo, MO*

INTRUST BANK
Olathe, KS

OLATHE HERITAGE CENTER
Olathe, KS

SUNLIGHT SAUNAS
Overland Park, KS

INDIAN CREEK EXECUTIVE CENTER
Overland Park, KS

DEER CREEK WOODS II
Overland Park, KS

CREDIT UNION OF JOHNSON COUNTY
Mission, KS

SHAWNEE TOWN CENTER
Shawnee, KS

SHERIDAN'S FROZEN CUSTARD
Shawnee, KS

JOHNSON COUNTY CREDIT UNION
Mission, KS

COMMERCE BANK
Lee's Summit, MO

MID AMERICAN BANK
Lansing, KS

SIGNATURE BANK
Overland Park, KS

SIGMA PHI EPSILON - KSU
Manhattan, KS

GLADSTONE PUBLIC SAFETY
Gladstone, MO

ALENIA MARCONI SYSTEMS
Overland Park, KS

MONTICELLO VILLAGE RETAIL CENTER
Shawnee, KS

FLAGLER PRODUCTIONS WAREHOUSE
Lenexa, KS

MONTICELLO VILLAGE RETAIL CENTER
Shawnee, KS

BOLING'S RESTAURANT
Overland Park, KS • Kansas City, MO

TRAIL WINDS RETAIL CENTER
Overland Park, KS

CITY OF PRAIRIE VILLAGE
Prairie Village, KS

US BANK - SHAWNEE STATION
Shawnee, KS

FIRST NATIONAL BANK OF OLATHE
Shawnee, KS

NORTHSTAR BANK
Overland Park, KS

VALLEY VIEW STATE BANK
Overland Park, KS

Testimonials



“Yes, I would hire Harmon again. The reason is pretty straight forward: Trust, integrity, problem solving. I trust them and their staff. If they make a mistake, they fix it, and don’t blame others. I believe they are ethical in their business practices and I believe they are as good as anyone in the industry at problem solving. One final thought, they are the only construction firm that is referenced on our website as an approved, trusted partner.”

- Glenn Miller, CEO, Miller Management Systems, LLC, North Kansas City, Missouri

“The project quality is great, the cost was within our budgetary expectations, and the time from start to completion was exceptional. We look forward to working with you on the next phase of expansion.”

- Frank Carter, Vice President, Systems Material Handling

“We could not have asked for a better contractor to work with. We look forward to working with your company in the future.”

- Les Smith, Mayor, City of Gladstone, Missouri

“I just wanted to express my thanks for a job well done on our recently completed project. It has been a pleasure to work with you again and I will look forward to future projects with your company.”

- Jim Kalina, Vice President, Great Western Bank

“My experience with Harmon has been as pleasant as a job of this magnitude could have been. I am convinced that Harmon is the Contractor of choice in the Kansas City area.”

- Kenneth D. Spicuzza, General Manager, Aetna Rx Home Delivery

References

Mr. George Townsend

Executive Vice President
Central Baptist Theological Seminary
6601 Monticello Road
Shawnee, KS 66226
913.667.5730

Mr. Rex Garrelts

Alumni Board President
Building Committee Chairman
Sigma Phi Epsilon (Kansas State University)
20824 W. 92nd Street
Lenexa, KS 66220
913.220.3004

Mr. Tony Cosby

Building Committee Chairman
Prairie Baptist Church
7416 Roe Avenue
Prairie Village, KS 66208
913.904.6043

Mr. Paul Gault

Building Committee Chairman
Parkville Presbyterian Church
819 Main Street
Parkville, MO 64152
816.741.1641

Dr. Derrick Lynch

Senior Pastor
Blue Valley Baptist Church
8925 W. 151st Street
Overland Park, KS 66221
913.708.5672

Mr. Bill Stoker

Building Committee Chair
Lenexa United Methodist Church
9138 Caenen Lake Road
Lenexa, KS 66215
913.888.8476

Mr. Dennis Strait

Principal
Gould Evans
4041 Mill Street
Kansas City, MO 64111
816.931.6655 ex 5347

Dr. Charles Brooks, MD

Brooks & Associates
6850 Hilltop Road, Suite 170
Shawnee, KS 66226
913.248.8008

Mr. Mark Jorgenson

Regional Market President
U.S. Bank - Kansas City
120 W 12th Street, Suite 510
Kansas City, MO 64105
816.871.2395

Ms. Linda Leeper

President
Shawnee Chamber of Commerce
15100 W 67th Street, Suite 202
Shawnee, KS 66217
913.631.6545

Mr. Ralph Varnum

Managing Principal
Varnum Armstrong Deeter
8801 Renner Road, Suite 400
Lenexa, KS 66219
913.491.8900

Mr. Roger Patrick

Jacobs Engineering
5750 Major Blvd, Suite 400
Orlando, FL 32819
407.903.5256

Select Awards

Former CHAIRMAN OF THE BOARD
Shawnee Area Chamber of Commerce

TOP 25 AREA COMMERCIAL GENERAL
CONTRACTORS
Kansas City Business Journal, Multiple Years

TOP 25 COMMERCIAL BUILDERS
Ingram's Magazine, Multiple Years

KANSAS CITY AREA'S
100 FASTEST GROWING BUSINESSES
Ingram's Magazine



KC STARS COMMERCIAL CONTRACTORS TOP 25
Star Business Weekly

AWARD FOR EXCELLENCE IN HISTORIC PRESERVATION
Sigma Phi Epsilon Fraternity House Addition, Kansas State University
The Manhattan/Riley County Preservation Alliance

SHEFFIELD PLACE EMPOWERMENT AWARD
Donation To & Renovation Work on Project HOPE

CORPORATE CITIZEN OF THE YEAR
Shawnee Area Chamber of Commerce

25 UNDER 25 AWARD
Small Business Monthly 25 Outstanding Businesses with under 25 Employees

CHAIRMAN FOR ECONOMIC DEVELOPMENT
Shawnee Area Chamber of Commerce

AWARD OF MERIT
Kansas Department of Commerce & Housing

DISTINGUISHED CORPORATE CITIZEN AWARD
City of Shawnee, Kansas

Personnel

Tim Harmon

President

Tim Harmon founded Harmon Construction, Inc. in 1987. With five years of professional experience under his belt, Tim set out to create a company with a solid reputation for integrity, respect, fairness and honesty. Under Tim's leadership, Harmon has achieved that goal while setting a steady pace for controlled growth.

Tim firmly believes that the success of Harmon has come by *"Building Relationships Before Buildings."* According to Tim, "When we work together as a team, good results always happen."

Tim's first employer was the Morrison-Knudsen (MK) Construction Company of Boise, Idaho. He gained extensive project management experience while working on projects in California, Idaho, New York, Arizona, Indiana and Washington. His last assignment with MK Construction was at the General Motors Fairfax Assembly Plant in Kansas City, Kansas. Tim left MK in 1986 and founded Harmon a year later in Kansas City. Harmon relocated its corporate headquarters to the Mahaffie Business Park, Olathe KS in 2006.



Education

Bachelor of Science: Building Construction (1982)
University of Washington, School of Architecture

Affiliations

- Board Member
Shawnee Area Chamber of Commerce
- Trustee
*National Housing Corporation (NHC)
for Sigma Phi Epsilon Fraternity*
- Board Member
Sigma Phi Epsilon Fraternity at KSU
- Advisory Board Director
US Bank
- Member
Southwest Johnson County Economic Dev. Council
- Member
Olathe Chamber of Commerce
- Former Advisory Board Member
Olathe Economic Development Council
- Former Chairman of the Board
Shawnee Area Chamber of Commerce
- Former President
Shawnee Mission (KS) Rotary Club
- Former Chairman
Shawnee Economic Development Council

Todd Ramsey

Vice President

Todd is the Vice President/Senior Project Manager for Harmon Construction, Inc. His extensive Project Management experience and “can do” attitude make Todd a sought after manager.

Todd has been responsible for over 1,500,000 square feet of construction in the Kansas City area. Over the years, Todd has developed an excellent reputation for his project management and business operations skills. His expertise in pre-construction and project management, project forecasting and scheduling, estimating and budget proposals has made Todd a key member of the Harmon Team, as well as a resource our clients have come to trust and respect.

Todd, who follows University of Missouri athletics, is married to a KU fan. Despite that, the two are happily married with two children. He plays softball and basketball, as well as golf. He is also a sportsman who enjoys hunting and fishing.



Education

Bachelor of Science: Construction Engineering
Pittsburg State University

Affiliations

- Member: *Santa Fe Rotary Club of Olathe, KS*

Select Project Experience

- Baugh-Marshall Chapel & Library at Central Baptist Theological Seminary
- EMS Headquarters Building - Leavenworth
- Systems Material Handling
- First National Bank of Olathe
- Widmer Shoppes Retail Center
- Monticello Village Retail Center
- Federal Aviation Administration Building
- City of Prairie Village Municipal Buildings
- BreakPointe Community Church
- Westside Church of the Nazarene
- Crossroads Christian Church

Tony Papish

Senior Project Manager

Tony is a Senior Project Manager at Harmon Construction, Inc. with over 12 years of construction experience.

Before joining our team, Tony worked as a construction developer, managing a team in building a \$500 million retirement community. He was a project manager for a top ten construction firm, where he worked on a half dozen different hospitals in the Kansas City Area. He also has experience with estimating, submittals, correspondence and financials.

Tony has worked on a wide scope of projects. Some of his hospital work includes Children's Mercy Hospital, Saint Luke's Hospital, The Children's Spot and Mount Carmel Medical Center. Tony has also worked with Sprint E-Solutions in California, Intrust Bank and has completed numerous remodel and tenant improvement projects.

Tony actively engages in numerous community recreational sports. He enjoys hiking, skiing, running and working out. His accomplishments include completing a climb of Mt. Kilimanjaro in Africa and several of the "14er's" in Colorado.



Education

Bachelor of Science:
Technology & Construction Management
Pittsburg State University

Affiliations

- Alumni Board: *Sigma Phi Epsilon, Pitt State*
- Alumni Construction Program: *Pitt State*
- Board Member: *Alumni Golf Fundraiser, Pitt State*

Select Project Experience

- LifeSpring Church
- Prairie Baptist Church
- Trinity Lutheran Church - West
- Saint Luke's Hospital
- Intrust Bank
- Fritz's Restaurant
- Teague Electric Headquarters
- Blue Valley Baptist Church
- QuikTrip Corporation
- Evangel Temple
- Lenexa United Methodist Church
- Salem Lutheran Church

Delivery Systems

Comparison Chart:

	<i>Site Selection Assistance</i>	<i>Planning & Design</i>	<i>Project Delivery Schedule</i>	<i>Agency Approval Assistance</i>	<i>Budget Estimate & Control</i>	<i>Life Cycle Cost Analysis</i>	<i>Subcontractor Selection</i>	<i>Value Engineering</i>	<i>Cost Savings to Owner</i>	<i>Fast Track Construction</i>	<i>Minimize Owner Risk</i>	<i>Single Source Responsibility</i>
Open Bid								◐				
Selective Bid						◐	◐	◐				
Negotiated	●	◐	●	◐	◐	●	●	●	●	●	◐	
Design-Build	●	●	●	●	●	●	●	●	●	●	●	●

Construction Management

In the Construction Management role, Harmon partners with the owner early on to provide expertise and guidance. Harmon will assemble a construction team of highly-skilled and qualified design / trade professionals and will manage the project from its start through final punch list and beyond. The Construction Management method provides a solution in a timely manner and incorporates the highest level of workmanship from qualified subcontractors.

Design/Build

In the Design/Build role Harmon will be the single-source of responsibility for the owner. In this method Harmon will partner with the owner and will bring both design and trade professionals under its scope of work. Harmon will actively work with these professionals to provide cost estimates during the design phase ultimately saving both time and money for the owner. The Design/Build method provides a simple, fluid solution that result in faster project delivery at a lower overall cost.

General Contracting/Construction Management at Risk

Harmon has many years of experience and a comprehensive database of qualified subcontractors to competitively deliver your project. This solution sets a guaranteed maximum price for the project and is bid competitively to subcontractors from construction documents completed by the owner’s architect. The General Contractor or Construction Management at Risk method provides competitive figures for all trades associated with the project.

Integrated Project Delivery

This form of project delivery creates a team with Contractor and Architect. Integrated Project Delivery provides the timing and budgetary benefits of the Design/Build Delivery Method with the architectural checks and balances of the Construction Management at Risk Delivery Method.

Preconstruction & Construction Services



Harmon Construction, Inc. provides a complete menu of preconstruction and construction services to our clients. Our methodology, approach and practice is focused on keeping the big picture in mind while driving the process forward, exploring into the details as needed to offer solutions and delivering the project on-time and under budget while exceeding our client expectations. Specific processes include:

PRECONSTRUCTION

Site Evaluation & Analysis
Constructability Analysis
Phasing & Staging Recommendations
Design Review
Sustainability Analysis
Budgeting, Estimation & Value Engineering

- Conceptual
- Schematic Design
- Design Development
- Construction Documents

Bid Management
Permitting Assistance
Final Budget / GMP

CONSTRUCTION

Communication & Reporting
Document & Shop Drawing Controls
Cost Control & Reporting
Scheduling
Self Performed Work
Punch List
Project Close Out

Conclusion

"Building Relationships Before Buildings" is our motto and the foundation upon which Harmon Construction Inc. has been built. We will go the extra mile to complete any projects awarded to us in a manner that exceeds client expectations.

Please consider Harmon for your next construction project.





18989 W. 158th St. • Olathe, KS 66062
p 913.962.5888 • *f* 913.962.5896

Visit our website at **www.harmonconst.com**