

Collaborations

Creative Living:
St. John's Hays

Fostering Imagination
in Pratt

Designing an
Organizational Roadmap

PURSuing THE WIN WITH BROOKS DOHRMAN

St. Mary's Derby and Beyond

BUILDING A COMMUNITY.

Morning rituals are cherished. Leaving a warm cozy bed to enjoy a fresh cup of coffee in the kitchen or reading the paper on the living room sofa. These simple pleasures will once again be reality for the residents of St. John's in Hays when Simpson & Associates completes a new 79,000-square-foot skilled care nursing facility.



Previous successes led Jerry Carley, CEO of Via Christi Villages, which owns St. John's, Inc., to choose Simpson & Associates as the construction manager. "We've had a long relationship with Simpson & Associates and we know when we engage them we get quality work. We have confidence they will follow through with what they say."

Delivering a long-lasting building that the senior citizens of the community deserve is priority for Simpson project manager Josh Vogel. "We want to build a first-class facility where St. John's staff can provide the best care for their patients and the residents can enjoy community amenities without leaving the facility. We are essentially building a unique indoor town with neighborhoods, restaurants and new homes for 96 people."

Sixteen private and semi-private bedrooms make up each of the six neighborhoods. Bedroom doors open to each community's shared living quarters, dining and kitchen areas where residents can socialize.

This model mirrors the retirement facility evolution over the past decade. Sterile and safe were once the touted features of a quality continuing care environment. Today, creating a home environment where residents are comfortable and have progressing care options available is highly desired.

"We are creating a more social, cozy environment for the residents versus institutional," says David Karlin, CEO of St. John's, Inc. "The residents are really excited. They are spending time watching the construction and discussing what their new home will offer."

Actual room space is double the current space and more residents will have private rooms. Simpson & Associates is also building two themed restaurants on site.

"We are bringing the community to our residents," says Carley. "Just because they can't get out in the community shouldn't stop them from going to the ice cream parlor or enjoying a basketball game with friends and family."



USD 382 Southwest Elementary - Pratt, 14,000 sq. ft. addition



BIG THINGS ARE HAPPENING FOR THE LITTLEST PEOPLE IN PRATT.

Ideas flow freely at the kids' table. Silverware forts and vegetable animals can be created with endless combinations of food and utensils. In the library at Southwest Elementary in Pratt, the kids' table is filled with big idea guys sharing plans to increase space and make a functional, fun learning environment for students.

As part of Pratt USD 382 plans to reduce expenditures, they will close one school and move all K-4 students to Southwest Elementary. Simpson & Associates was hired to add 14,000 square feet to the existing elementary school to accommodate the students. Simpson & Associates participated in a hard-bid and won the project because they were lowest bidder. However, Dr. Glen Davis, district superintendent, is quick to point out the added-value Simpson is providing.

"We've had a great experience with Simpson & Associates. Within two weeks of approving the bid, they were setting up fencing, conducting construction meetings and providing timelines," says Dr. Davis. "They are watching out for us to see if there are areas that we can save costs. We were thrilled when they told us they could put in concrete driveways for the same cost as asphalt. This will be a longer lasting product and I give credit to them for making that switch for us."

Four additional classrooms and restroom facilities are being built. A new multi-purpose room will become the gym, lunch room and after-school program room. In addition, a large music room is being built to accommodate two sections of music simultaneously.

When Southwest Elementary opens for the 2011-2012 school year, all 400 elementary students in Pratt will be in one building, ultimately creating an environment to spark ideas from children for the next 25 years.



*Dr. Glen Davis, USD 382 Superintendent
Gary Lubbers, Simpson Superintendent
and Jason May, Southwest Elementary Principal*



BROOKS DOHRMAN PROJECT MANAGER

A great coach motivates, organizes, drives and encourages even when things get off course.

Brooks Dohrman played multiple sports in high school and college and quickly learned what defines a quality coach is someone who is “able to get the best out of every person on his team.”

What Brooks learned from his coaches he uses often as a project manager at Simpson & Associates. “My job is to make sure the whole team has the resources and tools they need to do the best job they can, and make sure we are all working together to reach the same goal,” says Brooks.

Each day Brooks compiles a new game plan. He thrives on overcoming challenges and executing strategies to create a winning project.

After graduating from Kansas State University with a construction science and management degree, Brooks worked for a large construction company and specialized in retail work. When he joined the Simpson & Associates team, he took the lead on two school projects, Dodge Elementary and St. Mary’s Derby. These projects remind him why he loves doing what he’s doing.

Brooks feels like he’s back on the court surrounded by a cheering section, made up of kids, parents, staff and administrators, watching the team’s progress and enthusiastically celebrating each small success. Seeing the excitement from the fans keeps him motivated to keep the team forging forward.

Neurology Consultants of Kansas and Simpson & Associates received the **2011 AGC Kansas State Building Award of Excellence** for new construction under \$2 million.



Chalklines

A PARTIAL LIST OF CURRENT PROJECTS

USD 259 Dodge Elementary
Spangenberg Phillips Tice

Lord’s Diner
South Hillside Campus
Architectural Innovations
Construction Management

St. John’s Skilled Nursing Care – Hays
Law/Kingdon Architecture
Construction Management

Berry Tractor Company
Howard & Helmer
Construction Management

St. Mary’s Derby School
<http://stmaryderbyrosehill.blogspot.com>
Architectural Innovations
Construction Management

USD 361 Anthony-Harper-Chaparral
Schaefer Johnson Cox Frey
Construction Management

Downing Children’s Garden at Botanica
<http://botanicachildrengarden.blogspot.com>
GLMV Architecture
Construction Management

Friends University
Construction Management

USD 382 Pratt Southwest Elementary
Schaefer Johnson Cox Frey

St. Catherine of Siena
<http://saintcatherineofsiena.blogspot.com>
GLMV Architecture
Construction Management

Via Christi Medical Office
Howard & Helmer
Construction Management

To see more projects, visit www.simpsonconst.com

THE CORNER OFFICE

STRATEGICALLY PLANNING THE FUTURE

We've seen more construction companies go out of the market than enter the market in the past three years. The down economy has forced businesses to evaluate resources and determine the most beneficial allocation. Ours is no different. This is why I've dedicated much of my time recently to crafting our five-year strategic plan.

Here is a very short summary of our discoveries and purpose:

Solid relationships have helped Simpson & Associates weather the recession. Repeat clients accounted for 75% of our work in 2009 and 2010. During this time, we added management positions and successfully started and completed several major projects that deliver our mission of increasing the value of life for Kansans.

We've adjusted the way we do business, emphasizing our strengths in construction management and design build whenever it benefits the client. And when we have a traditional bid-build project, our management expertise helps us deliver a superior product at the best value.

Our culture is unique. My priority is to continue developing strong leadership that will prosper long past our three generation history. The management team is experienced, yet youthful. This dynamic group is the future of Simpson & Associates. Beyond my obligation, it is my privilege to guide them in a manner which continues to uphold my family legacy of more than 50 years.

The formality of the strategic plan provided me a communication platform to express to employees the greater purpose they are fulfilling with their jobs each day. The working document helped us set realistic objectives and when decisions need to be made throughout the year, the plan will help us remain true to who we are as a company. Ultimately, I believe the time we've dedicated to strategic planning has created a roadmap for a future that benefits our clients, our employees and our community. I hope you'll agree.

Bob Simpson



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on several of our projects
including the **Downing
Children's Garden at Botanica.**