



Construction<sup>Inc.</sup>  
HONESTY | INTEGRITY | VISION | EXPERIENCE

# COMPANY PROFILE



Honesty | Integrity | Vision | Experience



## NORTH COUNTY - HOSPITALITY

## ABOUT US

**HIVE CONSTRUCTION IS A GENERAL CONTRACTING & CONSTRUCTION MANAGEMENT SERVICES COMPANY BASED IN DENVER, COLORADO. WE EXCEL AT DELIVERING PROJECTS ON TIME AND ON BUDGET ALL WHILE PROVIDING TOP VALUE TO OUR CLIENTS.**

HIVE Construction, Inc. was formed in 2014 by long time construction industry veterans to provide high quality contracting and construction management services to a variety of customers. With many years of experience managing construction projects of all types and sizes, HIVE Construction brings together honesty, experience, integrity, and vision on each project to ensure it is a success.



WOODHOUSE DAY SPA - HEALTH & WELLNESS

**At HIVE Construction we are committed to your project being a success. We can help manage every aspect of your project down to the smallest details.**

We love nothing more than delivering a project to our clients when we said we would. We have a proven track record of making that happen, even under the most intense deadline pressure. Our team is composed of true professionals with many years of experience exceeding clients expectations. From our project managers to our master craftsmen, HIVE Construction has built a team that provides our clients the utmost confidence in our ability to finish projects on time and on budget.

Let us manage the details that trip up most big construction projects and provide you with the confidence you need to run your business successfully. Working with us will allow you to focus on other areas of your business while you leave your project concerns in the hands of hard-working, detail-oriented construction professionals.



## DENVER FELLOWSHIP CHURCH - HEALTH & WELLNESS

### OUR CORE SERVICES

#### HOSPITALITY

Hospitality construction projects require special attention to detail and often present unique challenges. One of the goals of these types of projects is to distinguish themselves from the competition by incorporating unique elements into their design and construction. One of our key areas of strength is adapting to our clients needs and creatively determining solutions to the most unique projects.

#### HEALTH & WELLNESS

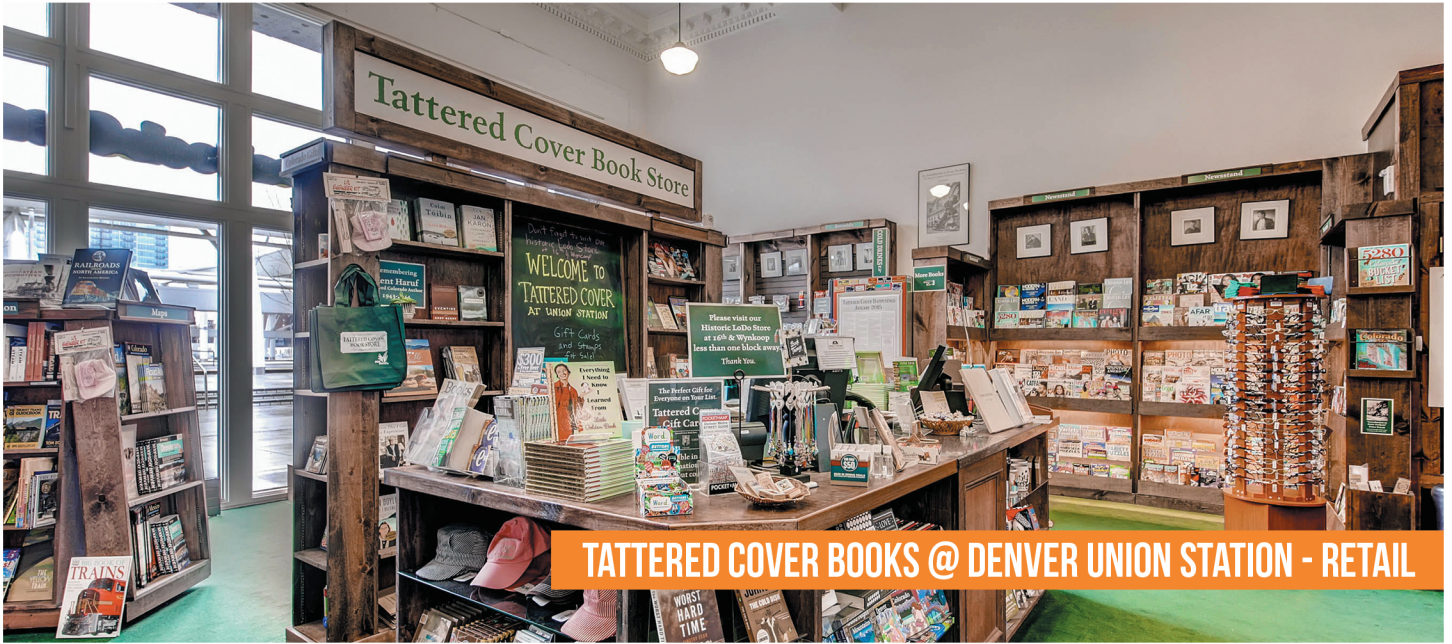
Health & Wellness projects are centered around building a comforting atmosphere for customers to enjoy their health and/or wellness services. Warm inviting colors and textures often provide an added sense of comfort for such businesses to focus on their clients needs. We've worked with various health and wellness providers around Denver to create exactly these experiences that allow our clients time to focus on their clients well being.

#### RETAIL

Retail centers can have a wide variety of functions and purposes. From large warehouses, distributors, and super stores to small boutique shops, each one requires a special understanding of the goals of the retailer. We develop a relationship with our clients to learn about their unique businesses so we can build a project plan to match their goals and achieve the results that every client desires: a project that is done on time and on budget. This helps our clients get their facility up and running quicker and limits the time it takes to start earning profits.

# OUR BUSINESS PROCESS

HIVE Construction uses a homegrown and proprietary process for planning, tracking, and managing even the biggest construction project. We pinpoint how to deliver what our clients demand. Our team all have solid backgrounds in both commercial and residential construction. You get the benefit of experience that's been acquired year after year, job after job.



TATTERED COVER BOOKS @ DENVER UNION STATION - RETAIL



LAUNCH PAD BREWERY - HOSPITALITY



# JOEL SCHULZ

## PRESIDENT

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✉ jschulz@hive-co.com

### ABOUT ME

Results-oriented Project Manager experienced in simultaneously managing a variety of commercial construction projects. Extremely knowledgeable about all facets of the building process. Communicates effectively with the client and all team members to complete work in a timely and cost effective manner.

### SKILLS

STRONG PROJECT MANAGEMENT SKILLS

EXPERIENCED WITH MANAGEMENT OF MULTIPLE JOBS IN A TIMELY MANNER WITH EXCELLENT END RESULTS

HARD WORKING, ORGANIZED, DETAIL ORIENTED

PERMIT PROCESSING

PROJECT BUDGETING

COST CONTROL

### PRIOR WORK EXPERIENCE

**HIVE CONSTRUCTION, INC. - DENVER, CO** 2014 - PRESENT  
**OWNER/PROJECT MANAGER**

**CATAMOUNT CONSTRUCTORS, INC. - DENVER, CO** 2000 - 2014  
**PROJECT MANAGER**

- Leading and managing team for successful completion of multiple projects during commissioning, estimating, and construction phases
- Preparing project schedule
- Negotiating bids from subcontractors
- Achieving productive interaction with owners, architects, superintendents, and subcontractors
- Assign projects and tasks to team members based on their competencies and specialties

**CATAMOUNT CONSTRUCTORS, INC. - DENVER, CO** 2000 - 2000  
**PROJECT SUPERINTENDENT**

- Supervised all subcontractors onsite
- Related positively with owners while attaining the goals of the company
- Completed paperwork with job reports
- Successfully maintained construction progress on scheduled budget

**CONSTRUCTORS & ASSOCIATES, INC. - DENVER, CO** 1999 - 2000  
**PROJECT SUPERINTENDENT**

- Supervised all subcontractors onsite
- Coordinated time schedules and budgets to insure successful completion of projects
- Directed all subcontractors onsite

**GAMMA CONSTRUCTION COMPANY - HOUSTON, TX** 1993 - 1999  
**PROJECT SUPERINTENDENT**

- Constructed restaurants such as Outback Steakhouse, On the Border, and Chili's
- Constructed schools and department stores
- Estimated and coordinated time, money, and workload of project
- Oversaw all aspects of the job including subcontractors

**BRYANT CONSTRUCTION SERVICES, INC. - WICHITA, KS** 1992 - 1993  
**PROJECT SUPERINTENDENT**

- Facilitated the work of subcontractors
- Managed time schedules and budgets

**BRUCE MOSS CONSTRUCTION COMPANY - BROKEN ARROW, OK** 1986 - 1992  
**PROJECT SUPERINTENDENT**

- Constructed restaurants including Shoney's and McDonalds
- Organized subcontractors
- Oversaw all aspects of the job



# JOEL BOWERS

## VICE PRESIDENT

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### ABOUT ME

Construction manager with a 20-year record of success overseeing all phases of multimillion-dollar construction and infrastructure for government and private-sector clients. Experience includes managing subcontractors and interfacing with developers, design team, and owners for successful completions while navigating city permitting and jurisdictional controls. Backed by strong credentials and a proven history of on-time, on-budget and high-quality project completions.

### SKILLS

PROJECT COMMUNICATION / COLLABORATION

RESOURCEFUL SCHEDULING

OBTAIN PERMITS / LICENSES / INSPECTIONS

SITE SAFETY / OSHA COMPLIANCE

CLIENT & CONTRACT FOCUSED

CHANGE ORDER MANAGEMENT

BUDGETING & COST CONTROLS

BIDDING / ESTIMATING / PROPOSALS

SUBCONTRACTOR / CREW SUPERVISION

### PRIOR WORK EXPERIENCE

**HIVE CONSTRUCTION, INC. - DENVER, CO** 2014 - PRESENT  
**OWNER/PROJECT MANAGER**

**CATAMOUNT CONSTRUCTORS, INC. - DENVER, CO** 2004 - 2014  
**CONSTRUCTION PROJECT MANAGER / SITE SUPERINTENDENT**

Project Superintendent focusing on retail commercial construction. Daily initiatives include working with office Project Manager to prepare contracts and negotiate revisions, changes and additions to contractual agreements with architects, consultants, clients, suppliers and subcontractors. Also responsible for scheduling projects in logical steps within budget constraints while determining labor requirements. Other responsibilities include interpreting and explaining plans and contract terms to subcontractors and clients who represent the owner or developer. Confer with owners, contractors, and design professionals to discuss and resolve matters such as constructability, function, and final use. Continuously inspect and review projects to monitor compliance with building and safety codes and study job specifications to determine appropriate construction methods.

**GRAND TIMBERS PROPERTIES, LLC - DENVER, CO** 2005 - 2014  
**OWNER / BUILDER**

Property management and custom home builder in southern Denver. Focused on custom home remodels ranging from \$700K – \$1.2M. Successfully navigate building process from conceptual design through real-estate closing. Interface with subcontractors, owners and design team. Prepare and submit budget estimates, progress, and cost tracking reports to homeowners and capital investors.

**M.W. GOLDEN CONSTRUCTORS - CASTLE ROCK, CO** 2000 - 2004  
**CONSTRUCTION SUPERINTENDENT**

Supervised all phases of commercial building focusing on water and sanitation sites, public schools, and libraries. Successfully navigated public works sector through detailed plan analysis and active schedule management. Consistently exceeded margin goals and client expectations throughout four-year tenure.

**BOWERS CONSTRUCTION - WESTMINSTER, CO** 1996 - 2000  
**OWNER / PROJECT MANAGER**

Managed projects for both commercial and residential sites with the responsibility of completing projects in a timely and cost effective manner. Developed business plans and created new business opportunities by actively bidding on upcoming projects. Interfaced with multiple business contractors to agree upon terms and conditions to assure safety and satisfactory service for the client.

# OUR TEAM



**WHITNEY ANDRADE**  
OFFICE MANAGER



**BRENDA JOHNSTON**  
PROJECT ASSISTANT



**JASON WARD**  
PROJECT MANAGER



**JOSE STRADLEY**  
SUPERINTENDENT



**MIKE BROWN**  
SUPERINTENDENT



**TYLER OLSON**  
SUPERINTENDENT



**ENDORPHIN - HEALTH & WELLNESS**





**MIKE PETERS**  
SUPERINTENDENT



**MIKE SALISBURY**  
SUPERINTENDENT



**JULIO GONZALEZ**  
SUPERINTENDENT



**DYLAN JOHNSON**  
PROJECT ENGINEER



**PHIL MOYLE**  
PROJECT ENGINEER



**KRISPY KREME - HOSPITALITY**

# RECENT PROJECTS

## 1 - FELLOWSHIP DENVER CHURCH:

This project featured the renovation of 22,000 sq. ft. of retail space on South Broadway in Denver, CO. The structure originally housed a roller rink which was converted into a motorcycle shop. The entire space was renovated for the Fellowship Denver Church.



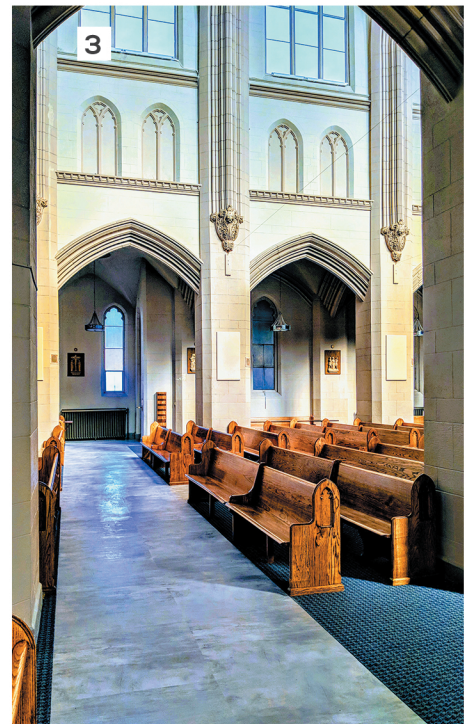
## 2 - HAND & STONE CASTLE ROCK:

A new mall in Castle Rock, CO provides retail space for a number of businesses including a Hand & Stone Massage and Facial Spa. This tenant improvement project consisted of renovating approximately 3,000 sq. ft of retail space.



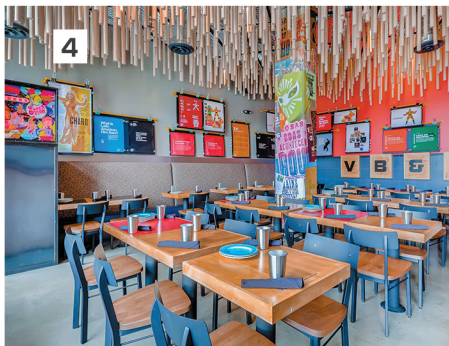
## 3 - ST. DOMINIC CHURCH:

The St. Dominic Church in Denver was in need of an overhaul to restore the facility to like new condition. This project included the abatement of existing floor finishes and installation of other new finishes throughout the church.



## 4 - SUPER MEGA BIEN:

The rapidly expanding RiNo district near downtown features the new Rambler Hotel which houses the new location of Super Mega Bien restaurant serving Latin American dim sum style cuisine.



## 5 - 2600 WALNUT ST:

This project renovated the interior of an existing brick building in the RiNo district of downtown Denver to provide shell space for future tenant build-out, including the addition of an enclosed rooftop structure with patio area.



# PAST JOB EXPERIENCE

## PROJECTS

### Restaurant Projects

Oregano's Pizza Bistro  
Dutch Bros. Coffee  
Super Mega Bien  
Launch Pad Brewery  
BuBu Larimer  
Sunnyside Burger Bar  
True Food Kitchen  
(3) Mellow Mushroom  
Katherine's French Bakery  
Lowry Tavern  
Colorado Catering, Inc.  
Mercantile  
Sunnyside Burger Bar  
North County  
BuBu Lowry  
Sam's #3 Diner  
Tom's Urban 24 Diner  
Tavern Mile High Stadium  
(2) The Rock Wood Fired Pizza  
Pizza Fusion  
Tavern Littleton  
Tarbell's at SouthGlenn  
(60) Outback Steakhouse  
(20) Carrabba's Italian Grill  
(5) Bonefish Grill  
Pappadeaux Restaurant  
BJ's Restaurant

## LOCATION & VALUE

Fort Collins, CO - \$1.6 M  
Lakewood CO - \$900,000  
Denver, CO - \$700,000  
Aurora, CO - \$200,000  
Denver, CO - \$50,000  
Denver, CO - \$860,000  
Denver, CO - \$1.3 M  
Denver Metro - \$2 M (each)  
Denver, CO - \$40,000  
Denver, CO - \$300,000  
Castle Rock, CO - \$700,000  
Denver, CO - \$805,000  
Denver, CO - \$860,000  
Denver, CO - \$565,000  
Denver, CO - \$276,000  
Denver, CO - \$1.2 M  
Denver, CO - \$650,000  
Denver, CO - \$250,000  
Nationwide - \$1 M (avg.)  
Denver, CO - \$210,000  
Littleton, CO - \$2.5 M  
Centennial, CO - \$800,000  
Nationwide - \$850,000 to \$1.2 M  
Nationwide - \$850,000 to \$1.2 M  
Nationwide - \$850,000 to \$1.2 M  
Fort Worth, TX - \$3.2 M  
Aurora, CO - \$850,000

## BRIEF DESCRIPTION

6,000 sq. ft. Brewery Build Out  
New Ground-up Build Out w/Site Prep  
1,500 sq. ft. Restaurant Build Out  
2,900 sq. ft. Brewery Build Out  
1,200 sq. ft. Restaurant Renovation  
4,000 sq. ft. Restaurant Add. / Renovation  
6,790 sq. ft. Restaurant / Tenant Improvement  
5,600 sq. ft. Restaurant / Tenant Improvement  
1,000 sq. ft. Kitchen TI & Addition  
7,500 sq. ft. Restaurant / TI Remodel  
12,000 sq. ft. Restaurant / NC  
5,900 sq. ft. Restaurant Tenant Build Out  
4,000 sq. ft. Restaurant Addition / Renovation  
2,840 sq. ft. Restaurant Tenant Build Out  
1,660 sq. ft. Restaurant Tenant Build Out  
8,000 sq. ft. Restaurant / New & Renovation  
4,800 sq. ft. Restaurant / Tenant Improvement  
1,500 sq. ft. Restaurant / Tenant Improvement  
7,000 sq. ft. (avg.) Restaurant / TI  
1,521 sq. ft. Restaurant / Tenant Improvement  
8,000 sq. ft. Restaurant / NC  
4,700 sq. ft. Restaurant / Tenant Improvement  
6,800 sq. ft. (avg.) Restaurant / NC & Remodel  
6,800 sq. ft. (avg.) Restaurant / NC & Remodel  
6,800 sq. ft. (avg.) Restaurant / NC & Remodel  
18,500 sq. ft. Restaurant / NC  
10,000 sq. ft. Restaurant / NC

### Retail / General Projects

(3) Next Door Restaurants  
Fellowship Denver Church  
St. Dominic Church  
Woodhouse Day Spa  
Hand & Stone Massage  
Intelagard  
The Streets SouthGlenn  
• WINNER: "Top Projects of 2009" / ENR  
(6) Walgreens  
Orchard Town Center  
Sam's Club  
Premises, Inc.  
Aurora Public Library  
Sellers Creek Office  
Douglas County School  
Goorin Brothers  
ATP Oilfield Services  
(3) Shops at Denver Union Station  
(2) Brakes Plus  
Sam's Club  
(3) Krisers  
Chase Bank  
Furniture Row  
(6) Fresh & Easy Market  
(50+) Walmart  
(45+) Sam's Club  
(7) AutoZone  
Colorado Institute of Art

Denver Metro - \$600,000  
Denver, CO - \$1.9 M  
Denver, CO - \$300,000  
Centennial, CO - \$630,000  
Denver, CO - \$373,900  
Lafayette, CO - \$400,000  
Centennial, CO - \$4.6 M  
Mountain States Construction  
Nationwide - \$2.5 M  
Westminster, CO - \$1.2 M  
Thornton, CO - \$300,000  
Parker, CO - \$2 M  
Aurora, CO - \$2 M  
Castle Rock, CO - \$1 M  
Highlands Ranch, CO - \$3 M  
Boulder, CO - \$50,140  
Fort Lupton, CO - \$139,400  
Denver, CO - \$228,500  
Nebraska - \$700,000  
Fairbanks, AK - \$10.5 M  
Nationwide - \$200,000 (avg.)  
Denver, CO - \$1.5 M  
Charlotte, NC - \$3.2 M  
Las Vegas, NV - \$1 to \$2 M  
Nationwide - \$550,000 to \$3.5 M  
Nationwide - \$350,000 to \$9.5 M  
Nationwide - \$1 to 2 M  
Denver, CO - \$10 M

3-4,000 sq. ft. Tenant Improvement  
22,000 sq. ft. Tenant Improvement  
Tenant Renovation  
5,490 sq. ft. Retail Tenant Build Out  
2,990 sq. ft. Retail Build Out  
21,000 sq. ft. Industrial / Renovation  
42 Spaces Retail / Tenant Improvement  
  
14,000 sq. ft. Retail / NC  
25,000 sq. ft. Retail / Tenant Improvement  
50,000 sq. ft. Retail / Remodel  
45,000 sq. ft. Warehouse / NC  
30,000 sq. ft. Government / Remodel  
18,000 sq. ft. Office / NC  
15,000 sq. ft. Government / Addition  
2,080 sq. ft. Retail Tenant Finish  
2,000 sq. ft. Office Build Out  
1,732 sq. ft. Retail Tenant Finish  
5,400 sq. ft. Retail / TI & NC  
Remodel & Complete site utility/paving project  
2,700 sq. ft. (avg.) Retail / NC  
5,000 sq. ft. Financial / NC  
72,000 sq. ft. Retail / NC  
14,000 sq. ft. (avg.) Retail / NC  
130,500 sq. ft. (avg.) Retail / Renovation & Exp.  
135,500 sq. ft. (avg.) Retail / Renovation & Exp.  
12,000 sq. ft. (avg.) Retail / NC  
100,000 sq. ft., 10-Story Education / Renovation



**FROZEN MATTER - HOSPITALITY**



**HAND & STONE (NORTHFIELD) - HEALTH & WELLNESS**



**FOOTHILLS BLOCK 14A - RETAIL**



**GOLDFISH SWIM SCHOOL - HEALTH & WELLNESS**



**CONCOURSE RESTAURANT MODERNE - HOSPITALITY**



**ROCKET SHIP KIOSK - HOSPITALITY**



**SUPER MEGA BIEN - HOSPITALITY**



**HAND & STONE (CASTLE ROCK) - HEALTH & WELLNESS**



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