



# Building Blocks

Winter 2012

## Building On Education

**B**eckenhauer Construction has had the good fortune to serve as a construction partner with Wayne State College for nearly 100 years. That continuing relationship currently includes a complete renovation of Pile Hall.

Pile Hall is a 40,000-square-foot dormitory built in 1932. The current renovation will completely overhaul the interior of the existing building, install a new elevator and restore the limestone on the structure's exterior.

With dormitory space at a premium, the project's timeframe has been compressed to make the rooms available to students again at the start of the Spring 2012 semester. Construction began in March, and as of this writing, work is on schedule to meet that aggressive deadline.

*Pictured at right:  
The new foundation for the  
south entry is complete.*



*The holiday season is once again upon us.*

Though the problems we face as individuals, families and businesses continue to challenge us, our spirit and resolve remain undiminished. Our nation has faced tough times before, and we've always risen to the occasion and emerged better and stronger—and without doubt we'll do so again.

In the meantime, let's not forget all that we have to be thankful for, and take time to appreciate our individual blessings. As a business, we are grateful for our dedicated, hardworking employees, outstanding building team partners and, of course, our loyal clients, who are the heart and soul of our company and the reason it exists.

On behalf of the entire Beckenhauer Construction team, we wish you a safe and healthy holiday and a new year filled with happiness, hope and great opportunity.



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## Financing Your Project

**M**ost owners, whether public or private, are rarely involved in financing efforts for more than one or two projects in their lifetime. It is hard to become an expert under this scenario. Today, you hear reports that there is an abundance of capital available, and yet many deserving projects still have trouble getting a commitment for financing. The right financing (terms and rates) are critical to a successful project—and this is where we can help.

Banks, bond underwriters, USDA and SBA are all sources of financing, and it is important to understand the differences in what each has to offer your project. In the private sector, not every bank has the same programs to offer. Each may have a different risk tolerance for your type of project. They will all likely offer different rates and terms. Some work closely with SBA and others do not.

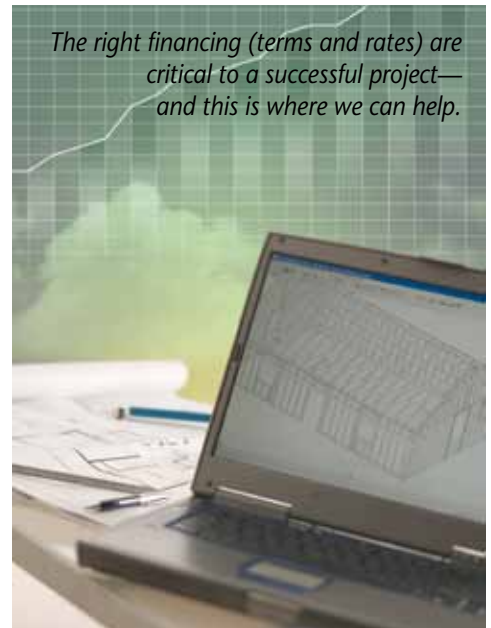
In the public sector, you will likely see different rates and terms from multiple bond underwriters. USDA may be a great fit for one project and not for the next. Lease/purchase may be the right option for you at this time, or maybe not. You may wonder if going through a bond vote is required and how to finance without one. These are all good questions.

Having been involved in hundreds of projects involving every type of financing, we understand the options you have available and can explain them to you. We can assist you in obtaining the quotes you need so you have the information necessary to make a decision that's best for you.

We do not have a vested interest in where or how you finance your project. A critical part of our job is to help you obtain financing at the best terms and rates, ensuring yours is a successful project. Now is a great time to build, with rates at all-time lows. Give us a call. We're here to help.

### **Our Mission...**

*To provide unparalleled service to our clients, to verify fulfillment of our duties and obligations through quality assurance. To strive for superior performance, absolute reliability and to be recognized for our unwavering commitment to honesty and integrity.*



*The right financing (terms and rates) are critical to a successful project—and this is where we can help.*



### **What Is A QR Code?**

A QR code is a lot like a barcode you see on most products. QR codes are a great way to share information, such as websites and contact info. They can be scanned using your camera-equipped device (such as a smartphone) and a proper QR code processing application (most are free). Once the code is scanned and processed, it takes you directly to the URL on your device, or shows you whatever else was encoded in the QR code.

**Try this!** Scan the code to the left with your smartphone to learn about other current Beckenhauer projects.