

## WHAT CAN CONSTRUCTION MANAGEMENT AND DESIGN-BUILD DO FOR YOU?

Construction Management and Design-Build promote a team approach with the Owner, Architect, and Contractor to facilitate efficient design, good communication, quality construction, and lasting value in a project. The owner receives the experienced services of a pre-construction manager combined with the advantage and protection of a general contractor during construction, guaranteed to be competitive and all from a reliable source.

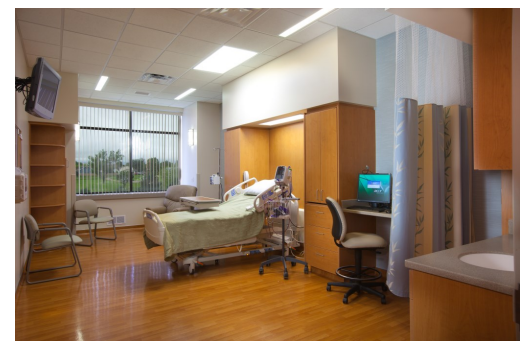
The Construction Management method entails a commitment by the construction manager (CM) to deliver the project within a Guaranteed Maximum Price (GMP). This commitment by the CM changes the character of the relationship between the owner and the CM. In addition to acting in the owner's best interest, the CM manages and controls construction costs to not exceed the GMP. To control these costs, the CM acts as a consultant to the owner in the development and design phases and as a general contractor during the construction phase.

Throughout the design process the CM is in constant contact with the Owner and Architect to aid in schedule, budget and knowledge of alternative products to save money. Early in the design, the CM is able to provide accurate estimates from initial conceptual drawings, as the design process continues, this estimate is constantly updated and advised on so that the design stays in line with the budget.

The Design-Build (D-B) approach simplifies the process and allows the Owner to contract with one firm to provide both the design and construction services. This replaces the traditional approach of awarding separate contracts for design and construction. With D-B, the construction team works with the design team to find ways to reduce construction costs without reducing the function of the final product.



*(left) CM project at Box Butte General Hospital;  
(top right) CM project St. Francis Memorial Hospital in West Point;  
(bottom right) D-B project at Jennie M. Melham Memorial Medical Center*



# BUMPER STICKER HUMOR

A waist is a terrible thing to mind.

My life has a superb cast, but I can't figure out the plot.

Nothing's impossible for those who don't have to do it.

The only cure for insomnia is to get more sleep.

Out of my mind. Back in five minutes.

Procrastinate now.

The trouble with life is there is no background music.

First things first, but not necessarily in that order.

Nostalgia isn't what it used to be.

All I ask is the chance to prove that money can't make me happy.

Q: What is the best way to send the Easter Bunny a letter?

A: Hare mail!

Q: What branch of the military has the most rabbits?

A: The Hare Force!

Q: Why did the Easter Bunny cross the road?

A: To prove he wasn't chicken!

Q: What did the Easter Bunny say to the carrot?

A: It's been nice gnawing you!

Q: What are 50 rabbits in a row all marching backwards called?

A: A receding hare line!

Q: Where does the Easter Bunny go to get a new tail?

A: A retail store!

Q: Why does the Easter Bunny have a shiny nose?

A: Because his powder puff is on the wrong end!

Q: Why did the Easter Bunny cross the road?

A: His friends egged him on!

Q: What is the difference between the Easter Bunny and a lumberjack?

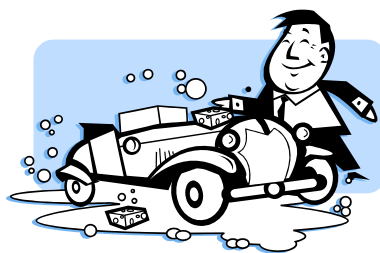
A: One chews and hops, and the other hews and chops!

## QUICK TIPS

It is common for people to get a raise or a bonus only to find that after a short period of time, they are not any farther ahead financially. If you get a sudden increase in income, take time before celebrating to devise a simple strategy for using the money. A good rule of thumb is to divide it into three parts: one for the past, one for the present, and one for the future. Use the past portion to pay off debt, and put the future portion into savings. The remaining third is then available for an increase in your immediate spending options.

When hand washing your car, avoid using dishwashing detergent or hand soap. These soaps

can remove the protective finish on your vehicle, leaving it vulnerable to scratches and dulling. Instead, use a dedicated car-wash product. Apply using a large, soft natural sponge. If you have stubborn spots or deposits on your car, look for a bug-and-tar remover.



There are many strategies to increase the shelf life of fruits and vegetables. If you are storing these foods in the veggie crisper bin of your refrigerator, be sure to give the drawer a quick wipe down at least once a week. This will reduce the amount of bacteria on the surface of the interior of the drawer. A clean bin will help keep your fruits and vegetables fresh as long as possible.

Instead of using harsh chemicals to clear your clogged up drains, try a more environmentally friendly solution. Pour 1/4 cup (60 ml) baking soda into the drain. Follow with 1/2 cup (125 ml) vinegar. Close the drain and let sit for several minutes. Then flush with boiling water. If there is still a clog, you can rent a plumber's snake to feed down the drain. But take care - aggressive use of the plumber's snake can damage pipes, so only use as much force as necessary.

# TAXES



In ancient Greece, tax collectors were treated as noble men of society because citizens did not see taxes as burdens, but as a means to assist the public good.

For each \$100 in taxes collected by the IRS, it costs 48 cents to administer the tax collection.

The IRS deals directly with more Americans than any other governmental agency.

Each year, over 237 million tax returns are processed, with almost 81 percent of those filed electronically.

Over \$373 billion in refunds are issued each year.

The IRS began as a revenue bureau set up during the Civil War to collect taxes levied to support the war effort in the North.

Tax Day wasn't always on April 15. The first Tax Day was on March 1, 1914. It was moved to April 15 in 1955 to allow the IRS more time to process tax returns.

The highest tax rate Americans have faced was during World War II, when the highest tax bracket was taxed at 91 percent and the lowest tax bracket was taxed at 23 percent.

When the income tax was first standardized, it had 170 pages of regulations and instructions and the tax form itself was four pages long. Today, there are almost 20,000 pages of regulations, and there are hundreds of separate forms.



## Trivia Quiz: Movies from the 50s

1. What movie, directed by John Huston in 1950, was considered Marilyn Monroe's breakout film?
2. What classic 1953 drama set in war-time Hawaii won eight Academy Awards?
3. In the Alfred Hitchcock classic thriller "Rear Window," why was the James Stewart character of Jeff Jefferies stuck in his apartment?
4. What 1959 movie featured a chariot race that used 15,000 extras on an 18-acre set outside of Rome?
5. What movie starring James Dean was released after his death in 1955?
6. Which famous composer's music was used in the Disney animated film, "Sleeping Beauty?"
7. In what film was the famous line "I have always depended on the kindness of strangers" uttered?
8. How old was Debbie Reynolds when she starred in "Singin' in the Rain?"
9. Which 1953 film, starring Audrey Hepburn, was the first American film to be made entirely in Italy?
10. Which 1957 movie was based on the real-life construction of the Burma Railway during World War II?

Answers:

1. "The Asphalt Jungle."
2. "From Here to Eternity."
3. He had broken his leg.
4. "Ben-Hur."
5. "Rebel Without a Cause."
6. Pyotr Ilyich Tchaikovsky.
7. "A Streetcar Named Desire."
8. 19 years old.
9. "Roman Holiday."
10. "The Bridge on the River Kwai."



## BACK AT IT AGAIN!

Currently in the planning stage, we are working with Jennie M. Melham Memorial Medical Center (JMMMMC) on a new Emergency Department addition and CT, storage, and Decontamination Room renovations. JMMMMC is a repeat client of Beckenhauer Construction. In 2010 we completed a 23 room private patient room addition and renovation of the existing medical center for Physical Therapy, Pharmacy and office use. Thank you again JMMMMC for entrusting us with your construction projects!



*Pictures from project completed in 2010: (far left) New Nurse Station, (left) waiting area, (above) new private patient room*

**Our Mission...** To provide unparalleled service to our clients and to strive for superior performance and absolute reliability.

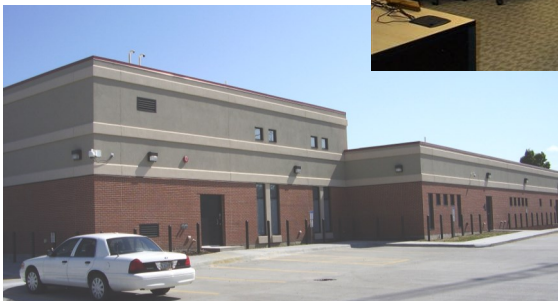
**Our Vision...** To focus our unwavering dedication to the task of turning our client's vision into a reality.

**Our Value...** To hold to the standards of quality, reliability, integrity, honesty, and a caring Christian work environment.



## Buffalo County Justice Center

This spring will mark the completion of our project at the Buffalo County Justice Center after nearly 10 years of new construction and renovations. Beckenhauer began working with the County in 2005 on a Master Plan and Budget. Construction began with several small projects and in March of 2008 a \$24.5 million bond issue was passed to build a new Justice Center. The Justice Center included a new Jail and Emergency Operations Center, new courtroom complex and renovation of the existing office areas. Due to a shortened schedule and value engineering, the County was able to add many areas of additional work and stay under budget.



*(left) New Jail Complex, (above) New Emergency Operations Center, (top right) one of several new Justice Center entrances, (bottom right) new Courtroom*

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