

CITIZENS STATE BANK

When Citizens State Bank called Beckenhauer Construction to see if we could help with a current project, we were excited to work with a repeat client. Beckenhauer met with those involved and reviewed the progress and status of the project. At this meeting it was determined Beckenhauer Construction would take the lead to help in expediting the work.



We recently completed the multiple phase renovation and addition to the existing facility in Spalding Nebraska. The bank stayed in operation throughout the project

to allow it to maintain its service to the loyal local patrons. The completed facility boasts added conference room space, larger break room, additional offices, new flooring though out, new restrooms as well as a new teller line. Outside a new night drop and covered drive up teller area complete with radiant heat in the concrete to keep it ice free in the winter were also added.



It is always rewarding to be called in by a client we have worked for previously and to be invited to complete another project for them, many thanks to Citizens State Bank for putting your trust in Beckenhauer Construction.



Upper Right: Office Space & Vault
Upper Left: Hallway of new addition
Lower Left: Teller Area & Offices



Upcoming Projects!

We were recently awarded the contract for the new Early Childhood Education Center at the University of Nebraska at Kearney. The center will serve children six weeks to six years of age and offer a developmentally-appropriate early education program for the children of UNK students, staff, faculty, and the Kearney community. This program will allow undergraduate and graduate students experiential learning in the forms of practicums, internships, observations, and diagnostic testing.

We have also recently signed a contract with Our Savior Lutheran Church in Norfolk NE. We will be renovating an existing pre-engineered Behlen building to provide space for worship, Hospitality, Education, Administration and Day Care Center.

We look forward to getting started on these exciting projects!

GO LEAN TO GET UNDER BUDGET & AHEAD OF SCHEDULE

Many people in the healthcare and higher education fields have become familiar with lean practices and implementation in recent years, but when discussing construction a lot of people confuse Lean Construction with LEED (Leadership in Energy and Environmental Design). There are many tools and practices of Lean Construction which improve project results, increase value to the owner, reduce waste, and improve efficiency throughout the project.

One of the many Lean processes Beckenhauer Construction is implementing on all of our projects is Pull Planning. Pull Planning truly incorporates and utilizes everyone on the project teams expertise, each foreman in a pull planning session is engaged and communicating with the others in regard to what they will deliver and what they need to perform their work. Each contractor identifies what they need completed before they can do their work, working from the back of the schedule towards the front in the scheduling process VS the traditional push of the schedule from beginning to end that most general contractors employ.



We have read in many articles that the traditional way of scheduling construction activities leads to just over 50% of those activities actually being completed each

week. With about a 50% PPC (Planned Percentage Complete) it is no wonder so many project schedules have issues! We have found using pull planning, our PPC can range between 70% to 100% and this results in very reliable and early turnover of projects.

While the pull planning and measurement of PPC greatly improves the weekly





subcontractor meetings, a detailed CPM schedule (Critical Path Method) is still maintained, and 6 week look ahead schedules are still sent out and communicated to all involved. All of these schedules are reciprocal, feeding back and forth the information on planned and completed work activities.

On our Cherry County Hospital Project we recently started the project off with a full day, pull planning session. By the end of the day the team had completed the pull planning process for the two additions through building enclosure and found that with everyone's input the schedule had the potential to be reduced by 25%!

So why is this important to everyone involved? Recent information in a report from Dodge Data & Analytics where they had surveyed 81 owners and 162 projects found that projects that implemented more Lean methods (such as management methods, team organization and contracting terms) were **two times more likely to complete under budget** and **3 times more likely to complete ahead of schedule!**

When you are planning your next project consider implementing Lean construction and you are likely to see improved results! And of course, consider calling Beckenhauer Construction Inc. to see how we can help facilitate that.

BUMPER STICKER HUMOR

Your kid may be an honors student, but you're still an idiot

He who laughs last thinks slowest

Lottery: A tax on people who are bad at math

It IS as bad as you think, and they ARE out to get you

Auntie Em, Hate you, hate Kansas, taking the dog. Dorothy

I get enough exercise just pushing my luck

Women who seek to be equal to men lack ambition

I don't suffer from insanity, I enjoy every minute of it

Time is the best teacher, unfortunately it kills all of its students

Some people are only alive because it is illegal to kill

A bartender is just a pharmacist with a limited inventory

Very funny Scotty, now beam down my clothes

There are 3 kinds of people: those who can count & those who can't

There's a fine line between genius and insanity, and I'm walking it

How many roads must a man travel down before he admits he is lost?

If you lived in your car, you'd be home by now

Forget world peace. Visualize using your turn signal

I used to have a handle on life, but it broke

Hang up and drive

If you think nobody cares, try missing a couple of payments

You're just jealous because the voices only talk to me

Nobody gets out alive, anyway

10 Responses to Use with Telemarketers

1. If they want to loan you money, tell them you just filed bankruptcy and you could sure use some money.
2. This works great if you are male. Telemarketer: "Hi, my name is Judy and I'm with XYZ Company. " You: Wait for a second and with a real husky voice ask, "What are you wearing?"
3. Cry out in surprise, "Judy? Is that you? Oh my God! Judy, how have you been?" Hopefully, this will give Judy a few brief moments of terror as she tries to figure out where she could know you from.
4. If MCI calls trying to get you to sign up for the Family and Friends Plan, reply, in as sinister a voice as you can, "I don't have any friends, would you be my friend?"
5. After the Telemarketer gives his or her spiel, ask him or her to marry you. When they get all flustered, tell them that you can't just give your credit card number to a complete stranger.
6. Tell the Telemarketer that you work for the same company, and they can't sell to employees.
7. Tell the Telemarketer you are busy at the moment and ask him/her if he/she will give you his/her home phone number so you can call him/her back. When the Telemarketer explains that telemarketers cannot give out their home numbers say, "I guess you don't want anyone bothering you at home, right?" The Telemarketer will agree and you say, "Me either!" Hang up.
8. Ask them to repeat everything they say, several times.
9. Tell the Telemarketer you are on "home incarceration" and ask if they could bring you some beer.
10. Tell them you are hard of hearing and that they need to speak up . . . louder . . . louder . . .



Things you Would Never Know Without the Movies

During all police investigations, it will be necessary to visit a strip club at least once.

When they are alone, all foreigners prefer to speak English to each other.

If being chased through town, you can usually take cover in a passing St. Patrick's Day parade - at any time of year.

All beds have special L-shaped cover sheets which reach up to the armpit level on a woman but only to the waist level on the man lying beside her.

All grocery bags contain at least one stick of French Bread.

It's easy for anyone to land a plane providing there is someone to talk you down.

The ventilation system of any building is the perfect hiding place -- no one will ever think of looking for you in there and you can travel to any other part of the building undetected.

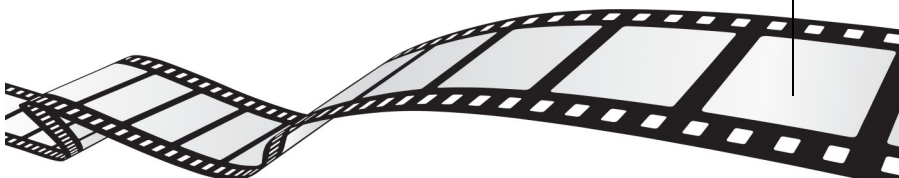
Police departments give their officers personality tests to make sure they are deliberately assigned to a partner who is their polar opposite.

The Eiffel Tower can be seen from any window in Paris.

When paying for a taxi, don't look at your wallet as you take out a bill -- just grab one at random and hand it over. It will always be the exact fare.

Even when driving down a perfectly straight road, it is necessary to turn the wheel vigorously from left to right every few moments. Plus, you can drive for at least 10 seconds without looking where you are going.

Any lock can be picked by a credit card or a paper clip in seconds -- unless it's the door to a burning building with a child trapped inside.



Trivia Quiz: Board Games

1. In the board game Monopoly, what is the name of the man in jail?

2. This kids' board game was originally called Snakes and Ladders in the U.S.



3. What game marked its 50th anniversary by hosting a giant game in Wembley Stadium using tile pieces that were six feet across?

4. The most recent version of the board game The Game of Life introduced this method of payment. What is it?

5. What does the Swahili word "Jenga" translate to in English?

6. What game was used in the Middle Ages to learn war strategy?

7. What are the colors of the two Rock 'em Sock 'em Robots?

8. Which game allows you to fire upon your opponent's war vessels?

9. In Candy Land, what are the playing pieces shaped as?

10. In the classic war game Risk, which is the easiest continent to defend against your opponents?

1. Jake the Jailbird.
2. Chutes and Ladders.
3. Scrabble.
4. A credit card.
5. Build.
6. Chess.
7. Red and blue.
8. Battleship.
9. Gingerbread men.
10. Australia.