

July 28, 2005

Hello,

This letter is to provide a reference for Karl Beckmann and Beckmann Engineering and Construction. My husband Jon and I have had the pleasure of working with Karl and his outstanding crew for the past year, on the full remodel of our home. The scope of the project and terms of our working relationship follow.

We originally hired Beckmann Construction to replace the foundation of our turn-of-the-century home. We had future plans to renovate the front facade of the house, and finish the 1600 square foot basement space. Karl and his design team provided meticulously-engineered plans for the new foundation and drainage, while keeping in mind our future plans. As the foundation replacement moved forward, we decided to increase the scope of the current project to include finishing the basement and remodeling the front of the house. The design-build aspect of Beckmann Construction was very helpful, because we were able to continue the foundation work and revise our plans to include the new work without missing a beat. Karl was able to keep a good balance between keeping the work going with a full crew, and fielding my ongoing additions and changes to the plans. With an old house like ours, there were constant surprises, and we needed on-the-spot solutions to difficult engineering problems. I can't imagine the holdups had we been working with an outside engineering firm.

The project continued, and grew, to include entirely new electrical, plumbing and HVAC systems, a kitchen remodel, entire re-shingling and re-stuccoing the exterior, a new fireplace and so on. In the end, the "Might As Well"s took on a life of their own. Again, this is where Beckmann Construction proved to be the right fit for us. Basing our costs on time and materials was fair and simple, as opposed to other construction companies' painstaking methods of estimating costs--where undoubtedly we would have been agonizing over countless change orders. Not knowing what the final cost would be was offset by my belief that our work was being done efficiently, at a reasonable rate. No one cut corners in order to stay under budget.

Karl also showed patience with my desire to be extremely involved with the project. In order to keep costs down, I did legwork in the areas of choosing and buying all of the finish materials: lighting and plumbing fixtures, doors and windows, stone, brick and slate, etc. I also hired some subcontractors (painting, stucco, masonry) after getting several bids. The time and materials basis of pricing enabled me to do this and save money in the process.

We are very happy with our finished home, and the product of our good working relationship with Beckmann Engineering and Construction. We recommend Karl and his entire crew highly. I am happy to answer any additional questions.

Sincerely,

Beth S

San Anselmo