



Is Design-Build Right For My Project?

At RL Haines, we strive to help our clients every step of the way – from conceptual drawings to a fully furnished facility. Past experience has taught us that to be a leader in design-build, we must do more than just build: We must listen so that we can fully understand and anticipate needs and present the best solutions and designs that will exceed our client's expectations.

The decision to embark on a major building or expansion project requires both an allocation of funds and a commitment of time. If you've experienced the planning, organizing and directing of a commercial project before, you know that the challenges are great. For the busy entrepreneur, taking on this type of project for the first time can be detrimentally demanding, interrupting personal productivity and the profitability of your business.

At RL Haines, we understand the strain that goes into a project – not every client has the time and energy to thoroughly investigate and explore their needs before contracting someone to begin their new construction project. That's why we offer consultation services so that you can get all of the advice you need – from one team of professionals in one place. As a professional design-build contractor, we offer a full-range of services including consultation, site assessments, code compliance, planning, site selection and development, rezoning, design, traditional and prefabricated construction, finishing, expansion/remodeling and maintenance. Working with us, you can select the services you need knowing that they are backed with experience and expertise, and are performed by dedicated employees with a commitment to quality. Our promise to you, our client, is that your project will be what you want, on time and within budget. In turn, we hope that we get to work with you again.

If you're looking to leverage a team of industry experts from the beginning, expect nothing less than the highest level of quality from start to finish, and are looking to maximize cost savings, design-build is right for you.

What You Can Expect?

Your Vision. The design-build process starts with an initial meeting between the client and the RL Haines team to discuss the client requirements, wants and needs and the contractor's qualifications. A budget of the project and its feasibility will be determined. The budget and the design, as well as restrictions and permissions, are then drawn out and discussed. Our team then provides the client with an estimate based on the design specifications and also offers choices in terms of designs and construction. The construction and financing process follow.

Our team works closely with municipalities, water management districts and Authorities Having Jurisdiction (AHJ) on a regular basis. We understand the language they speak and understand the building codes and guidelines. This eliminates many repeat submittals of the plans and specifications, allowing us to gain months on a project schedule. We understand that a project is only as good as the team that constructs it.

Zero Change Orders. Our philosophy has always been Zero Change Orders unless directed by the owner or architect. Historically, changes in contract amounts for all competitive bid projects average less than 10%. Compared to the design-build changes under the control of RL Haines,

the average change in contracts amount are less than 1%. We feel this is one of the reasons that approximately 90% of our business is with repeat clients.

One Source. When you choose RL Haines for your design-build project, you eliminate the need to run after contractors, designers and consultants individually, saving you time and energy. Payments, change in design, queries, permissions and construction-related issues are routed through one channel, RL Haines.

We offer many solutions you will find “outside the box.” We have an open-book policy with all negotiated projects. Our project managers and superintendents organize projects and schedules to stay on top of the details through many means, all of which are available for your review/attendance. And once we start a project, you become part of our team. You will be invited to sit in or be supplied with:

- Design meetings, weekly or biweekly
- Project meetings, weekly or biweekly
- Open task assignment lists
- Two-week look-ahead schedules
- Regular utilization of the Internet for transmitting e-mails, correspondence and drawings

Efficient, On-Time Completion. Time is always of the essence. Time is money. Our past performance shows that projects are complete well within time or even earlier when the design and construction occur simultaneously. While the design-build process is flowing, our team will control cost and produce a reliable estimate of the cost and a precise budget is accepted by you the owner prior to starting the project.

The End Result

By enlisting RL Haines for your design-build project, we will work in partnership with your team to produce a project that is exactly what you need and what you want, all while staying inside your design budget.