

# RLV's Design/Build Captures Your Spirit of Home

Whether you prefer your home to be picture perfect or you desire a more comfortable 'lived in' atmosphere, RLV 'Captures Your Spirit of Home' by partnering with you to create an environment suited to your individual lifestyle. Where some homeowners want a luxurious state-ly 'Designer' ambiance throughout their home, others may want a casual, eclectic feel that invites kids and family to let loose and relax. Most homeowners are somewhere in the middle. We want as much luxury as we can afford with a sense of comfort that makes our house a home..that place where we come back to at the end of the day to enjoy what little family time we can capture these days.

There is much to consider when remodeling or custom building your home: location, geographic market value, exterior design, interior functionality for your family's individual and collective needs and desires. What started as a structural shell, a house becomes your home as you individualize design, space assignment, traffic flow and day-to-day functionality.

From conceptual design to project completion, RLV's Design/Build company walks you through your remodeling from beginning to end with only one agenda in mind-capturing *your* spirit of *your* home. Even if you live in a planned community where every other, third or fifth house is alike in its exterior style, the interior can be exclusively designed to match your lifestyle needs and wants.

What is Design/Build Remodeling? Design/Build Remodeling is a system of contracting under which one company performs design drawings, costing and construction under one single contract. As the customer, you are the most important member of the design-build team. Your wishes and ideas drive the design, materials, selection and budget.

What are the benefits of choosing a Design/Build Remodeler? Early knowledge of "Firm Cost" construction costs are known far earlier in your remodeling process. Decisions can be made during the design of your design/build project based on cost rather than a broad abstract 'guess-timation' based on a conceptual design. (See Chicken or the Egg? article, page 7.)

And what are the Cost Savings of Design/Build? RLV estimates projects daily. They know the cost to build a project and can point out to the client what is involved and evaluate alternative materials and methods efficiently and accurately while achieving the same end results. Rarely are there hidden costs after the project has started.

The greatest advantage with Design/Build is in your getting a professional design. RLV draws your plans to your city's specifications. The design, including electrical, plumbing, structural detail and elevations of the exterior and/or interior, will be approved and stamped by a qualified engineer if needed.

With both design and construction in the hands of a single entity, there is a single point of responsibility for the quality, cost and completion of your project. RLV makes your decision-making easier by blending your design and construction decisions into one planning process. Some key questions to ask a design/build contractor before making a selection are:

- How many years has the Contractor been in the industry?
- How long has the Contractor's company been established?  
Is the Contractor properly insured?
- Is the Contractor in good standing with the Arizona Registrar of Contractors and the Central Arizona Better Business Bureau?
- Does the Contractor provide design services and if so, are they In-house and designed to City Specifications, ready for permitting and approval?
- How many Design/Build projects have they completed? What size were the projects? Did they Permit the projects?
- Is the Contractor a member of any professional organization(s) related to their field such as The National Association of the Remodeling Industry and the local NARI Arizona Chapter?

RLV design & construction welcomes your inquiries regarding your design/build custom home or remodeling project. Our ultimate goal is in '**Capturing Your Spirit of Home**'.

