



HOW THE DESIGN-BUILD PROCESS WORKS

At Robbins Contracting we are a complete custom Design-Build contractor. Design-build means that all of the key aspects of your project are integrated within a single team — from design to building to warranty. This approach eliminates inefficiencies along with finger pointing and ensures the vision you started with equals the home you ended up with — your vision stays perfectly intact, down to the smallest detail. The Northern Colorado Home Builder's Association recognizes the advantages of this new and revolutionary approach to custom home building and awarded us with the **2017 Custom Home Builder of the Year Award**. Here are some of the benefits of our award-winning design-build approach:

- **CONVENIENCE:** This approach is always less stressful. You only have one contractor and one main point of contact, minimizing your involvement with 3rd party contractors.
- **EFFICIENCY:** Keeping a vision on the entire project's progress, not just the design, we can execute multiple tasks at once needed to get a building permit, **shaving at least 6 weeks off** the time it takes to get the permit.
- **MOTIVE:** Our motivation is always to build your home for you, not just design it. With this in mind, we are motivated to get you your dream home **in your budget** with the look and feel that you will love for years to come.
- **COST:** We have come up with an efficient and cost-effective way to work with you and your design, saving you an average of **half the price** of hiring a 3rd party designer.
- **KNOWLEDGE:** With over 40 years of experience in building, we are more in tune with modern construction techniques and prices than any designer. With a volatile market that is rapidly changing and fluctuating, understanding current residential construction techniques is invaluable.

Building a home has a lot of moving parts and we know it can be confusing and stressful. Ongoing project communication is key to reducing stress, which is why we take extra strides to make sure the communication is always clear. Some of the systems we've implemented to insure great communication include your own personal client liaison and our online project management software program.





HOW THE DESIGN-BUILD PROCESS WORKS

Here is an overview about how the design-build process with Robbins Contracting works for you.

Step 1 – Let’s Talk.

During this phase we’ll get acquainted to see if we are a fit for each other. Since you are reading this document, that process is already underway. We’ll do a deep dive into your vision and make sure that we “get it.” We’ll talk about your budget in relation to your vision, consider possible options and explain how financing or payments to us work. We’ll talk schedule, your role in the project and what you can expect from us. We’ll be unfailingly honest — telling you what will be fun — and what won’t. And we’ll leave you with a complete guidance kit full of useful information to help you understand not only who we are but also how projects like yours work.

Step 2 - The Design Agreement

We divide the entire project into two different phases; the design phase and the build phase. These two phases operate under separate contracts as well, giving you more control of the costs occurred before construction begins. During the design phase, we’ll start by signing a design contract and setting up our first design meeting to talk about all of the fun stuff – what your priorities are within the home and what your favorite design styles are. From here, we’ll begin to unveil what the home will look like and include based on your budget and priorities. We’ll have scheduled meetings with you to show you digital walk-throughs of your new dream home. The design will be billed out hourly, making our efficiency of working together a benefit to both you and us.

Step 3 - Project Development

With all or most of the design in place, we will begin to procure all of the other items necessary to acquire a building permit and get you an accurate budget. These include a wide variety of items, including structural engineering, an engineered truss design, a soils report, energy calculations, an engineered HVAC system design, septic system design (as needed), an engineered grading plan, HOA architectural approval, property surveys, and more. We’ll then meet with you to talk through the project and all of its inclusions and specifications. We will take all the time you want to be comfortable and confident. We’ll go over the scope of work, project plan, progress payments, timelines, logistics and concerns. You will meet your personal liaison and discuss how communications and selections will be handled.

Step 4 - The Construction Agreement

We will now have all the information to provide a guaranteed price for your project, you will have signed off on the design and production plan. You’ve met your client liaison and know who will be responsible for each part of the project. We will provide an Agreement for our mutual signatures and will go over and explain every detail of our straightforward Agreement.



HOW THE DESIGN-BUILD PROCESS WORKS

Step 5 - Project Management

During the build phase we will handle all the details of ordering materials, scheduling, oversight and coordination. Concurrently we will diligently keep you up to date on progress and issues through our online management system called BuilderTREND. Your client liaison will keep you up to date with selection deadlines on BuilderTREND and introduce you to the rest of our subcontractor and vendor team that will be involved in your project as we go.

Step 6 - In-Process Changes

No matter how carefully we plan your project together you will probably want to make some changes along the way. We are prepared to cheerfully accommodate any changes you want to make. Our Agreement will explain how costs associated with your changes will be handled, and they will be simply conveyed and executed on BuilderTREND. We want you to make sure you get exactly what you want in your dream home, so we won't charge you expensive change order fees either.

Step 7 - Project Completion

During this completion phase we will meticulously inspect to ensure that craftsmanship level has been maintained throughout the project. We will do a final review meeting with you to answer any operational questions regarding appliances, heating and cooling systems and any other operational questions you may have. We will do a final clean up to the highest standards possible both within the project and anything on the property that we touched. Your client liaison will do a walk-through punch list with you to check for anything that you might run across that wasn't done right. And finally you will benefit from our industry leading warranty on our work and be introduced to Cintriq, an extremely convenient application that stores all of your products' warranty information in one place.

Step 8 - Enjoy your new home and thank you for letting us be a part of your dreams!