

Construction Management



From the Beginning to the End, Results



SoBe Body Spa



We're Adding Value



Jimmy Johns



Cafe Indigo



Baker Street Tobacco & Gifts

SERVICES

Since 1862, NAI Ruhl & Ruhl Commercial Company has been offering its clients real estate services with personal attention to every detail. Ruhl & Ruhl has observed construction projects are often over-charged and fail to meet scheduled deadlines. To offset this, Ruhl & Ruhl now offers construction services to include a market niche of small to midsize commercial remodels, additions, and new construction fit outs.

Construction Management applies effective management techniques to the planning, design, and construction of a project from inception to completion for the purpose of controlling time, cost, and quality. This service is for owners who do not employ staff resources necessary to monitor the details of a project or don't want to pay the overhead of a large commercial general contractor to do it for them.

NAI Ruhl & Ruhl's Construction Manager can assist the owner with space planning design, construction, value engineering and management expertise that can assure a predictable outcome in a cost saving and timely manner.

Our services provide the following direct benefits to the owner:

- Every project is open-book with full cost disclosure to the owner.
- Delivery methods range from guaranteed maximum to cost plus percentage to fit different budgets.
- Exclusively devote personal attention to each owner and every project with weekly written reports.
- Accurate preconstruction estimates for scheduling and cost.
- Preliminary space planning reduces square footage needed due to efficient use.

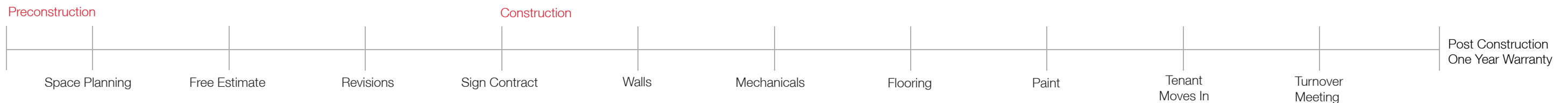
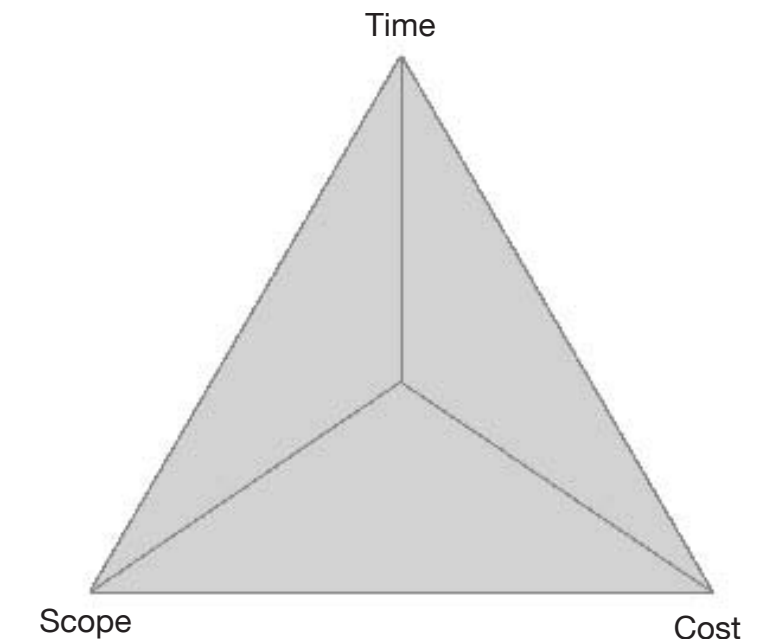
The public often measures the success of a business by the condition of its building. Therefore, in order to gain public appeal, your building's interior and exterior needs to be attractive and functional. Often this does not require a major renovation but rather a simple and small construction project.

Construction Management is a service in which the Construction Manager is responsible exclusively to the owner and acts in the owner's interests at every stage of the project. The Construction Manager offers advice and services on such crucial matters as:

- Space planning
- Control of the scope of the work
- Project scheduling
- Avoidance of delays, changes, and disputes
- Optimum use of available funds by value engineering alternative solutions
- Solicitation of all contractor bids and aiding the invoice payment processes
- Total quality control throughout the project

By identifying your upfront goals in the areas of scope of work, cost and time, we are able to build an accurate picture of what you can expect after your project is complete.

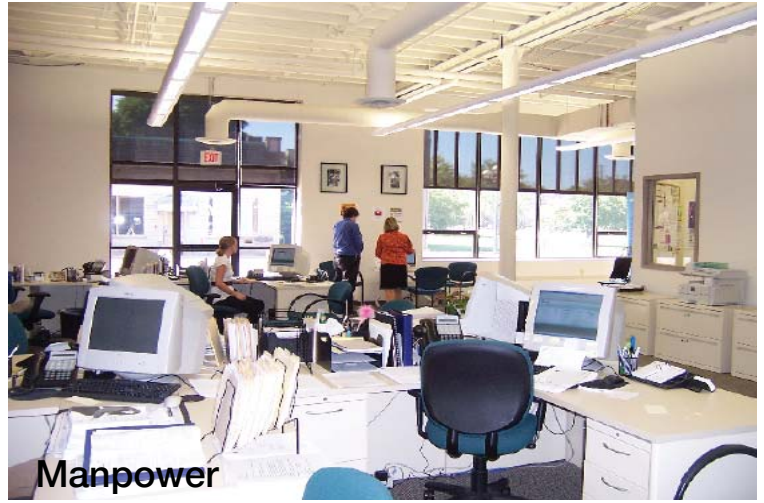
Contact our Construction Manager for your consultation.



Ruhl Development Projects

Manpower, Inc.
Donahue & Associates
Happy Dog Bakery
Principal Financial
Quad City Bank & Trust
Countrywide Mortgage
Human MARKET Point
RSM McGladrey
Country Companies
Cafe Indigo

True North Financial
Central Bankcard
LabCorp
Baker Street
Jimmy John's
China Inn Restaurant
The Planning Center
Advanced Systems
Sprint Remodel
River City Dance



"I have owned River City Dance Studio for nearly a decade and have moved in and out of various rental properties. My experience with Ruhl & Ruhl has been exciting! The time we negotiated a lease to the time that they turned the keys over to me was less than sixty days. They have surpassed my expectations. As a small business owner, I could not have accomplished what Ruhl & Ruhl did in the same timeframe that they did.

If I had to summarize my thoughts in one key phrase, I would say that "Ruhl & Ruhl helped my dreams come true!"

Abby Boysen
River City Dance Studio

"Mark Snyder and Ruhl Development were great to work with throughout the construction process. From planning and development to implementation they were thoughtful, communicative, and proactive. Our projects were completed in a timely fashion and we couldn't be more pleased with the outcome. Whenever we had an issue arise or a question to ask, Mark was there with an answer or a solution.

In the end we feel we got the best possible product at the most competitive price. We look forward to doing business with Ruhl Development in the future."

Pete Stopulos
Jimmy John's Davenport

"Our experience with Ruhl Development was outstanding, specifically the communication and attention to detail. During pre-construction, Mark gave us an accurate idea of the cost, time schedule and quality of the finished product. Throughout construction, we knew exactly what was going on and what the next step would be. If something didn't go as planned, we received a thorough explanation, and the issue was soon remedied. We now have the retail center we envisioned. We have proudly recommended him to others and will continue to do so".

Kathy & Mike Bush
Bush Properties

For additional information and free estimate

Mark Snyder
Construction Manager
NAI Ruhl & Ruhl Commercial Company
5111 Utica Ridge Road
Davenport IA 52807
tel 563 355 4000
fax 563 355 4445
msnyder@ruhlcommercial.com
www.ruhlcommercial.com

