



Riley Palmer Construction Company, Inc.
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Around the House

Is your landscaping putting your home at risk?
Year after year people add mulch to their flower beds not recognizing that it is building up around their foundation. It is important to make sure that the grade slopes away from the foundation and that a minimum of 8 inches is maintained from the finished floor elevation.

Additionally, you should inspect all drainage structures and pipes. Recently, we inspected a drainage line that had roots protruding 15 feet into the drainage system! RPCC professionals can provide a comprehensive assessment of your home.

Call us at 850-656-6161 today
for a FREE inspection.

IT'S IN THE DETAILS...

In our first issue, we featured why we exclusively use plywood products in our projects; however, there are other details that set us apart from our competition. Weather protection is a big part of "Quality Construction." The materials used by builders for air and vapor barriers say a lot about the quality of their craftsmanship. Both housewrap and underlayment range significantly in cost and performance. Choosing products such as DuPont™ Tyvek® housewrap and InterWrap® Titanium™ underlayment are good indicators of quality.

Tyvek® housewrap is a superior product and it provides your home with air infiltration protection for the exterior while allowing your home to allow vapor to escape. Most other wraps are perforated which result in a reduction of air and water holdout effectiveness. Tyvek® is a non-perforated, non-woven product with microscopic pores that are so small that air and bulk water have a difficult time passing through; however, it is breathable and moisture vapor can easily escape the wall.



Titanium™ underlayment is also a superior product and significantly improves the performance of your roof system. While protecting your sheathing prior to installation of your shingles it also serves as another layer of protection for moisture protection and extends the life of your shingles.

Titanium™ is six times lighter and 20 times stronger than 30# felt. Its gray color reduces the heat build up and provides for a cooler roof. It works significantly better in extreme hot and cold climates as well as failures due to high winds.

As you look at homes under construction look for these products along with what type of plywood the builder is using. It is a quick litmus test to see if a builder is committed to quality. Other brandnames, such as those used to advertise supply stores, are not much more than that and are putting more dollars in the builder's pocket.



THE STANDARD

THE NEWSLETTER OF RILEY PALMER CONSTRUCTION COMPANY

Building For a Lifetime

NOW IS A GREAT TIME TO START

Just where is the construction industry today? Unless your head has been stuck in the sand over the last three years you know that the construction industry is at a long time low. What does this mean for those looking to make home improvements or building?

For starters, we are experiencing one of the most competitive periods for subcontractor and suppliers, which results in significant savings for you, the client. Competition for fewer jobs has translated into a greater cost savings to the client. In addition, the reduction in contractors, suppliers, and labor has resulted in a higher quality crop of industry professionals. Those that have survived are the best at what they do and only through their effective management and efficient means have they managed to survive.

Builders have had to really sharpen their pencils in estimating due to the competitiveness of the market. In order to get projects, they have to work hard in determining their cost and avoid guessing. Also, managing their projects has become a priority because the duration of a job may become a deciding factor in being awarded a project.

As we covered in our last newsletter, we are different than most builders in that we provide our clients with our own skilled in-house craftsmen. But we still rely on selected subcontractors for portions of the project. We have seen the subcontractor pricing to be very competitive even on smaller projects that they previously wouldn't bid on. The service has been exceptional with more competent workers resulting in fewer

mistakes and quicker turn around in completion of the task.

Material suppliers have also responded to the market's downturn. Many of the products used in construction are priced based on demand and with demand down we are seeing good pricing in framing materials, drywall, and interior trim and doors. Suppliers are coming up with many alternate products for materials like copper piping, where both PVC and Pex piping have become alternatives. Some products such as concrete, roofing products, and other oil based materials remain high; however, reduction in waste has resulted in savings.

Skilled workers in all areas have improved their workmanship and efficiency due to the limited availability of other jobs. We continue to see more competitive labor prices in framing, masonry, painting and concrete. Skilled workers are now available for projects that were being completed by less experienced workers in the past.

So what does this mean for you? It may just be the right time for you to complete the renovations, repairs or new construction you have been waiting on. We at RPCC are ready to provide you an estimate and promise to deliver you competitive pricing and...

*Quality workmanship
as we've done
for more than 33 years.*

"There is hardly anything in the world that some man cannot make a little worse and sell a little cheaper, and the people who consider price only are this man's lawful prey."

— John Ruskin



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CCC 1329679

GA LICENSE NUMBERS
GCCO 002753
GCQA 002764

NC LICENSE NUMBER
69986

www.RileyPalmerConstruction.com



MESSAGE FROM THE PRESIDENT

During 2010 we have seen a significant reduction in the number of Builders working in our market. Only companies with experienced management and solid estimating systems have been able to survive in this market. Our 33 years in business have given us this experience. Reduction in unnecessary expenses, retention of long time employees, efficient management, and a commitment to quality have kept us busy.

We started 2011 with a return to our roots: working on renovations and additions of single family homes. Additionally, our minor project division has helped many clients with needed maintenance for their homes and businesses. With the commercial market experiencing the slowdown that new residential has felt for the last three years, we are concentrating our experience on helping homeowners update and improve their current homes. Riley Palmer Construction Company's in-house personnel are a perfect fit for this type of work. We perform all work from demolition to finish millwork with our in-house personnel and deliver first class workmanship while knowing you can trust who is working in your home.

Thanks to our many repeat Customers and new Clients that have provided us the opportunity to serve them during these challenging times.

Sincerely,

Riley Palmer

Riley Palmer, President

UNDER CONSTRUCTION

NORMAN RESIDENCE

RESIDENTIAL
COMPLETE RENOVATION

The Norman project, currently under construction, is a classic case of a homeowner's love of their existing home's location coupled with the desire for a newer, updated house. The solution to their dilemma was to make extensive changes by completely upgrading the interior and exterior of their house.

A new kitchen design from Suzi Brock, master bath, and laundry room were just the catalyst for what has turned out to be a complete home makeover. Of the numerous changes underway nothing is more dramatic than the changes to the front elevation. The Normans came to us with an existing house and a photocopy of the "look" they wanted. We took it from there and the photos below say it all!

The Normans have been fantastic and a joy throughout the whole project. Great clients, great visions, great challenges and RPCC make for another great project.

"There were numerous decisions that were made during the renovation process; however, our best decision was to use RPCC." – David & Nancy Norman

Before construction



Current construction



EMPLOYEE SPOTLIGHT: DONNELL ROBINSON

Donnell Robinson has been working with Riley Palmer Construction Company for more than 25 years as head of our cabinet and millwork division. Donnell has built everything from custom cabinets to some of the finest front door entryways on homes in the Tallahassee area.

Donnell is happily married to the love of his life, Debbie, and they have one son, Montrell. What most people don't know about Donnell is that he has a beautiful voice and sings in the choir at Union Hill AME Church in Wacissa, Florida. By the way, Union Hill is one of our clients too.

Donnell and our other woodworkers will be glad to work with you on everything from your smallest millwork project to a complete kitchen or bath renovation.

Give us a call and we will be glad to help you with all of your cabinet and millwork needs.



AND IN OTHER NEWS...

NEW ROOFING DIVISION

Rodney Wilhite obtained a Florida Roofing Contractors license which now allows RPCC to provide full scale roofing work. Please give us a call for all of your roofing needs.

LICENSED IN GEORGIA

Sutton Webb obtained a state certified license for Georgia which was recently required for work in the state. We have always worked in Georgia under local licenses; however, this new state license will allow us to continue work throughout the state.

LICENSED IN NORTH CAROLINA

Riley Palmer obtained a state certified license for North Carolina. We've just completed a mountain home near Franklin and have other lots available for your mountain getaway. See our Website for additional information regarding White Rock Development.

RECENT PROJECTS

ST. AUGUSTINE PLANTATION

COMMERCIAL
NEW ADDITION

In 1997, Riley Palmer Construction Co, Inc. was chosen to be the Design-Builder of St. Augustine Plantation Assisted Living. The facility originally consisted of 30,000 sf of premium personalized elder care operations. Thirteen years later, RPCC was selected once again to Design-Build a 12,500 sf addition. By updating the existing building's front façade, with identical detailing on the addition, we were able to create an attractive, cohesive exterior. St. Augustine Plantation is about to make client history as they are soon to become a *three-peat* customer! RPCC has been selected again to do another 17,000 sf project on the existing site. What more of a testimony can a construction company have than to be selected 3 times for major projects such as these by the same owner? We feel honored, privileged, and very humbled to be entrusted with such loyalty. Thank you St. Augustine Plantation!



Existing building's updated façade.



The new addition.

SNIFFEN & SPELLMAN, PA

COMMERCIAL
NEW CONSTRUCTION

The recently completed offices of Sniffen and Spellman, PA presented interesting challenges in construction, as the shell space of the Tennyson Building was converted from a dirt floor into a high-end professional law office. However, the combination of wonderful and talented clients having great vision for their space and RPCC's team of in-house skilled craftsmen, there is a new executive office showpiece in downtown Tallahassee. All of the trim work, custom cabinetry, and built-ins were designed and constructed by our artisans. This project is an outstanding example of our versatile in-house capabilities, and the high level of quality we consider *The Standard*. We extend a special thank you to these great clients, our dedicated in-house craftsmen, and the loyal team of sub-contractors for making this one of our most memorable projects!



Custom trim work, Reception



Built-ins, Library

TUCKER RESIDENCE

RESIDENTIAL
KITCHEN & BATH RENOVATIONS

It's hard to believe that homes built in the 80's are now over thirty years old! Many of the homes have dated kitchens and bathrooms and show the wear from raising a family. Recently, we completed the renovation of Ken and Debby Tucker's kitchen, master bath, and deck. As you can see from the pictures it will inspire you to start cooking at home again!

"Hiring Riley Palmer Construction Company to remodel our master bath, kitchen and deck turned out to be the BEST decision we made during our extensive demolition and rebuilding project. Mr. Palmer and his crew are competent professionals that deliver quality work. Extremely pleasant, helpful and easy to discuss the project with, they actually protected us from making several mistakes in the design! Not only were they on budget, more importantly, they were *on time!* Our entire remodeling experience was fantastic and we would recommend them without hesitation."

– Ken and Debby Tucker



Kitchen, before remodel



Kitchen, after remodel