

CHRISTOPHER M. DELANO, architect

CHOOSING A CONTRACTOR- things to look for when choosing a contractor.

1. **Positive References** from Owners, and Architects.
2. **Experience Building Unique Homes:** this shows mastery of the construction process outside of typical methods found in spec. buildings.
 - This is an indicator that the contractor can solve unique problems on the job.
 - This confirms the Contractor can build something in strict accordance with Construction plans to avoid errors and/or bad details.
 - This is an indicator that the Contractor can manage the relationships between an Owner, an Architect and the Contract.
3. **An eye for the details:** we want a contractor who has an eagle-eye for seeing high quality, beyond just adequate.
4. **Trustworthy and Personable:** As an owner, you will have many conversations with the contractor, some under the stress of financial issues. It is imperative that you are able to have a successful relationship with him/her and can trust both his actions when you are not present, and the words as they are spoken.
5. A Contractor skilled and seasoned enough to know **creative ways of saving money** without sacrificing quality or design integrity.
6. History of building **projects similar** in detail, complexity, and price point.
7. **When should you choose a Contractor?** This should be discussed with the Architect and is best determined with the specifics of your project and your expectations and involvement in the process.

AFTER A CONTRACTOR HAS BEEN CHOSEN-

1. Confirm above credentials of preferred Contractor.
2. Meet with preferred contractor to see if they can build project for desired amount.
3. Negotiate contract. Contractor will price out potential cost savings and/or substitutions.
 - Contract will be a "Fixed price with Allowances". Any changes to the contract will be handled with a "change order" and will affect both price and schedule.
 - Anticipate changes and cost revisions during construction- many of them due to owner changes, others due to unforeseen conditions at the overlap of items included in the contract and those that are not in the contract and supplied by the owner.