



CORDTSEN DESIGN ARCHITECTURE, INC  
42 West Main Rd • Middletown • RI  
CordtsenDesign.com • 401.619.4689

## HOW TO FIND THE RIGHT CONTRACTOR FOR YOUR PROJECT

Once you've settled on your design, have all the necessary approvals needed, and have your Construction Documents in hand, it's time for the "Bidding" phase of our Design Together Journey. This is when you'll sit down with several different contractors and enlist bids on the cost and timeline during the design process to actually *build* your project. Our experience and guidance through this phase of your project will be invaluable.

We always recommend you speak to at least three contractors before choosing one.

Here are the questions you should consider asking during a GC (General Contractor) interview:

- 1) Are you **licensed and insured**?
- 2) How long have you been in business?
- 3) Can you provide references?
- 4) Are you a **self-performing firm**? What's the size of your company?
- 5) What do you consider to be a **change order**?
- 6) How will you deal with change orders?
- 7) How do you view the **architect's role** during construction?
- 8) Will you have a **project manager** on my job site from start to finish, and will they be my PM during that time?
- 9) Who will be on my job site?
- 10) Are your workers respectful and respectable? Cleanliness?
- 11) What would your **work schedule** be? Length of project? Daily hours?
- 12) What processes or policies do you have in place to handle any conflicts or problems that might arise during construction?
- 13) If the project schedule is interrupted, what **processes** do you use to get back on track?
- 14) How do you handle **billing**? Do you ask for any payment up front? (Do you bill monthly or as milestones are met? Does the architect review your invoices?)
- 15) What kind of **contract** do you use? Is it a **budget framework, time and materials, or a hard price (guaranteed maximum)**?
- 16) How many other jobs do you plan to be actively involved in over the next year?
- 17) Do you **bid out** each subcontractor or use consistent subcontractors?
- 18) How would you work with a subcontractor I bring on (like a painter, finisher, etc.)?
- 19) What do you consider "**owner-supplied**"?
- 20) Can I live in or on the property during construction?

Over the years, Cordtsen Design Architecture has worked closely with a sizable roster of contractors on every type and size of project imaginable. We're happy to provide a list of general contractors we trust will provide the level of service and quality of work you deserve.