



a l t e r e c o

Builder Interview

It is quite likely that we have already verified the builders that you will be interviewing. However, here is a list of topics and questions that you may like to ask a prospective builder;

Experience

Have you built in this area?

Would you offer phone numbers of previous clients for phone referrals?

Have you worked with this building designer/architect?

If not, are you able to provide details of previous architects or designers with which you've worked?

What type of projects do you mainly work on?

What is the range of contract prices you tend to have?

Record

Have you ever been declared bankrupt?

Have you had any building disputes with the building commission?

What are your indemnity insurance limitations?

Business Structure

How many projects do you have at any one time?

During the build are we able to visit the site?

Who would we deal with during the build?

Can you tell me a bit about the subcontractors you engage?

How do progress payments work?

Budget

What's your first impression of the budget with regard to the design?

What risks do you see with a project of this nature?

What is a reasonable contingency outside of the fixed price contract?

What are Provisional Sum & Prime Cost Items, and should we expect any within our contract?

Do you allow client supply items, or must everything be scheduled and within the contract figure?

Timeframe

Would this project suit your workload and our timeline?

Based on what you know, how long should we allow for this project? ie, how long should we expect to find alternative accommodation?

Performance

Altereco are suggesting construction methods to maximise the performance of our home, what are your thoughts on the following;

- Airtightness?
- Wall & Roof membrane?
- Continuous Insulation?
- Windows and Glazing?

Engagement

What do you see are the benefits of your early engagement?

What further information would you need from us or the building designer/architect?

What steps and realistic timeframe should we expect to establish the estimate?