

GENERAL CONTRACTOR SELECTION

GENERAL CONTRACTOR NETWORK

We have built LV Homes across the country and internationally, so there is a good chance we can refer you to a General Contractor who has already built an LV. To find out about our General Contractor network, call us at 314.367.2500.

FINDING GOOD GENERAL CONTRACTORS IN YOUR AREA

Any good General Contractor can build an LV Kit Home. The LV Kit employs regular construction techniques and materials, therefore the process for the General Contractor is easy and straightforward. We are available for any construction-related questions throughout the entirety of the process. That said, below are tips in finding good General Contractors in your area:

- **Word of mouth:** Ask friends and family for people they recommend.
- **Local material suppliers:** For example, plumbing supply for plumbers, lumber yard for carpenters, etc.
- **Additional resources:** National Association of Home Builders (NAHB), Angie's List, and the Better Business Bureau (BBB)

GENERAL CONTRACTOR INTERVIEW

Here are a few questions to ask your General Contractor during your first interview. Also make sure to see the section below, "Evaluating General Contractors," for additional items to request.

- How many jobs of this type have you done in the last 20 years? Last 5 years?
- How many jobs do you typically run at one time? How many people work for you?
- Will you be on-site for every major step—inspections, start of new construction phase? If not, who will be? Tell me more about them? Can I meet them?
- Do you have subcontractors? Who are they and what do they do? How long have they worked for you?
- Who are your major suppliers? How long have you been dealing with them?
- What was the last major problem you had on a job and how did you resolve it?
- Are you familiar with the LV Home? (If not, see Pg. 10 for complete list of what he/she should review.)

EVALUATING GENERAL CONTRACTORS

Verify license, insurance, and bonding. Ask to see their proof of license, insurance, and bonding. Find out from a Building Code Official what licenses are required, so that you will know them when they are presented to you. Ascertain that the contractor carries liability insurance and workers' compensation insurance. In some areas, bonding is a requirement of doing business. A reputable general contractor will have no problem presenting the credentials of the subcontractors he or she plans to use.

Verify record. Check if any complaints have been made to the Building Code Inspector and/or Municipal Builder's Licensing Board.

Previous work: Ask to see a resume and portfolio of all their work. Ask for addresses of jobs so you can drive by and see them. Ask for client references so you can see their homes' interiors and talk to the clients about their experience. Is their craftsmanship good? Are their clients happy with their home and their overall experience with them?

Evaluate your overall communications: Once you have met a couple times with your General Contractor, evaluate how your overall communications with them have gone. Does the contractor answer questions directly? Return email and phone calls in a timely fashion? Appear interested in your project? Do you feel at ease? Follow your instincts. If you are uncomfortable in any way, there is probably a good reason.

BALLPARK BIDS:

Attain a ballpark bid from your General Contractor. He or she will need to review the following information below and fill out the Construction Cost Estimation Sheet on one of the following pages:

LVS INFORMATIONAL BROCHURE

Your GC will need to read the "Meet the LV" brochure to get a general overview.

LV SLIDESHOW

The best way to understand how an LV Home gets built is by viewing photos at rociromero.com.

"BUILD YOUR LV" BROCHURE

Your GC will need to thoroughly review this brochure, as it describes the details of what you'll get and the process of building your home.

LV SERIES PLAN

You will need to give your GC the LV Plans for the home you will be building. If you are a custom design client, we'll need to customize your Plans so that they can see the sq. ft. and overall dimensions.

LV SERIES PROJECTS

For specific examples of project costs, you can go to the "Projects" section of rociromero.com.

CONSTRUCTION COST ESTIMATION SHEET

Once your GC has all the information, he/she can start filling out the blanks of the Construction Cost Estimation Sheet below.

GENERAL CONTRACTOR CONTRACT

Once you have selected your General Contractor, you will need to contractually define your relationship with your GC. You can use standard building contracts available through NAHB or AIA (American Institute of Architects), and/or you can work together with your attorney to create a contract. Once you have a short list of general contractors or have selected one, make sure to consider the following when discussing and finalizing your contract:

Final Bid: Your contract should reference the GC's final bid. Make sure that your final bid references your construction document set, construction instructions, and Kit of Parts. If yours is a custom project, ensure that your bid references the correct set by mentioning its date.

Lien Releases: Make sure it spells out that you receive all lien releases from all subs and suppliers.

Dates: Make sure the contract has a start date and a completion date. If you should decide to add more work as construction gets under way, be prepared to adjust the costs and finish date. Amend your contract in writing.

Lawyer: Ensure your contract reflects your interests; hire a legal counsel to properly advise you.