

EARLY DECISIONS

Before one can get too far underway on a project, there are some early decisions that need to be made:

1. *Location of project*
2. *Purpose and scope (size) of project*
3. *Selection of design team and others depending on approach*
4. *Project delivery approach*
5. *Budget and time limitations*

The location, purpose and scope and size of the project will have come from opportunities and/or needs of the Owner. The Owner may want some early planning help with determining the size or cost of the project. This can be provided by the design professional team or contractor.



SELECTION OF THE DESIGNER AND CONTRACTOR

No matter which delivery approach that you choose, the selection of your architect and your contractor is going to determine in many ways how successful your project will be. Of course the talents of each of these key players vary: The architect has more of a creative visionary leaning and the contractor more of a problem solving ability. However, interestingly enough, the selection criteria are basically the same.

Architect and Contractor selection criteria:

- Previous experience with this project type
- Experienced staff available to complete the project
- Candid communication ability
- High level of integrity and trust, “good chemistry”
- Creativity and problem solving abilities
- Good references
- Fees appropriate for services offered



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