



How Do You Hire The Right Contractors?

There are several factors to consider in hiring the right contractor(s) for your church project. One of the most important factors is the firm's track record in building churches. It is true that most reputable builders can build any type of building that an architect can conjure up. However, in this age of specialization, the truly great builders are those that specialize in building specific types of facilities, and do it over and over and over again. The more times you do something, the better you become at it. There are firms who specialize in building skyscrapers. There are those that specialize in building retirement centers, and those that specialize in industrial buildings, etc. And then, there are those that specialize in building religious facilities.

Churches are unique in that a contractor will be working with a unique group of people who are serving on a building committee and are volunteering their time for their church's building project. And, these people are responsible to a larger unique group of people who makes up the congregation of a church and who are voluntarily contributing money to support the building project.

So, a church building committee should always consider where a contractor's heart is. If the contractor has a heart for the church and its mission, then the contractor will generally do a great job. If the contractor is only going to build the church for the pure profit of it, then the contractor will not do as good a job as those contractors that love building churches and enjoy seeing the fruits of their labor through the results in growth that occurs after the facility is completed and put to its proper use.

Other factors that are important to consider are:

- Does the contractor do quality workmanship befitting the building of God's houses?
- Does the contractor have a good track record of completing the construction project on time?
- Does the contractor have a good track record of paying the subcontractors and suppliers when they are to be paid?
- Does the contractor have a history of a lot of change orders that are architecturally related and not owner requested? The national average is an increase of 7% in a contractor's contract due to these type of change orders

- Does the contractor get along with other architects on other jobs he has worked on?
- Does the contractor have a policy in keeping a rein on the subs and workers on the project in keeping them from cursing, indulging in lewd conversation, wearing obscene attire, listening to music which includes curse words, etc? After all, these people are building something more than just a building and they should be reminded of such.
- What happens after the job is completed? Can the contractor be counted upon to come back and follow up on a warranty items? What's been his track record here?
- What's the contractor's track record in regard to liens being put on buildings and in regard to the number of accidents on past projects?