



Ask An Expert

Renovation Webinar Series:
How To Choose a Contractor





Introductions



Speaker: **Carolyn Moss**, BArch, OAA, LEED, CPHD

- Founder and CEO **Homes to Zero**
- Principal **MOSS SUND Architects**
- Founder and Chair of **Net Zero Architects Network**



Overview

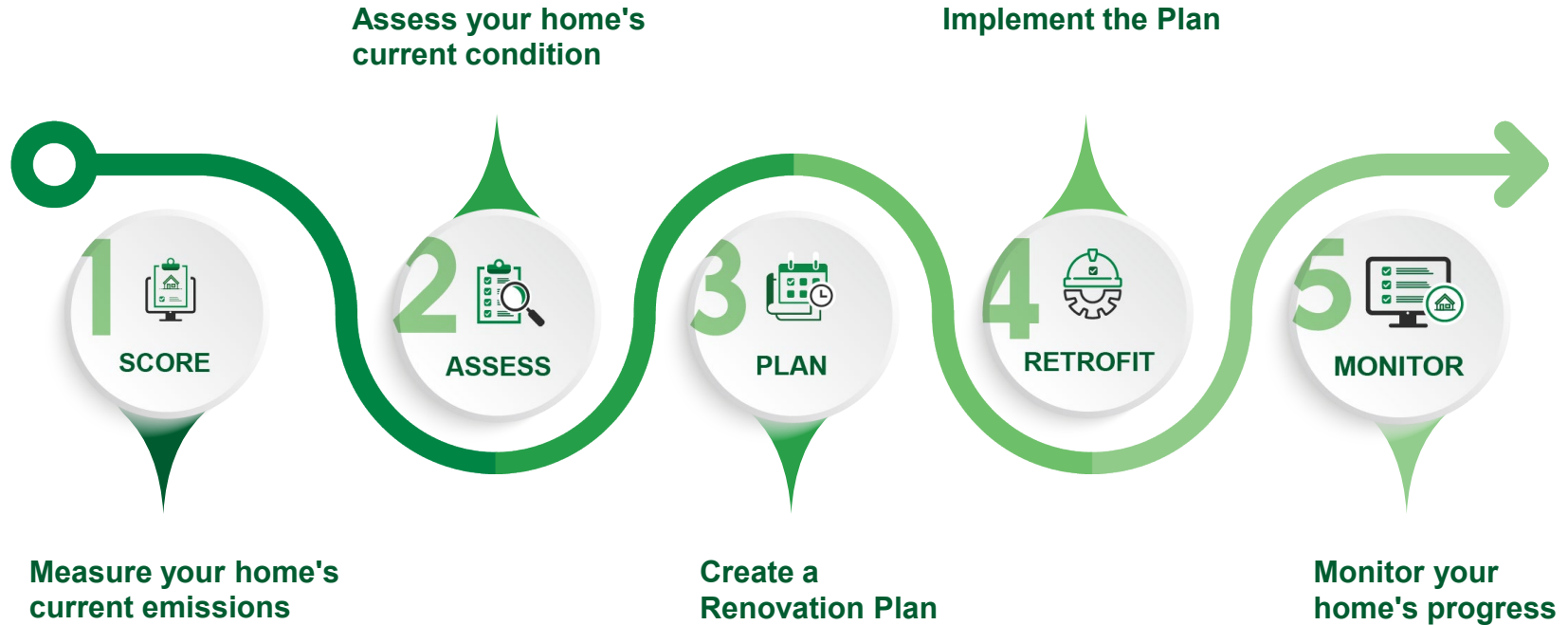
- Introductions
- Why We're Here
- Preparing for Your Project
- What Team Do You Need?
- How to Choose Your Contractor
- Implementing Your Project Plan
- Q&A



Why We're Here



The Journey to Net Zero



Preparing For Your Project

- Project Type: New House / Addition / Renovation / Retrofit
- Wish List
- Budget
- Schedule
- Phasing
- Rebates / Financing
- Background Information: Survey, Floor Plans, Energy Audit, etc



What Team Do You Need?

Depending on type of project, team members could include:

- Architect / Architectural Designer
- Contractor – General or Subcontractor
- Energy Advisor, HVAC, Solar, Structural
- Financing



Additional Project Considerations:

Does your project need a building permit?

Does your project need to meet other local regulations? (zoning, heritage, etc.)

Are you aiming for a certain certification? (Passive House, Net Zero, Low Carbon, etc.)

How to find your Team

- Word of mouth (friends, family, local FB groups, etc.)
- Online Research (this webinar series, Home Retrofit Forum, Harbord Village, the Pocket Change Project,)
- Web/Apps/Flyers (Homestars, Jiffy, Advertisements, etc.)
- Through professional networks (contractors, architects, designers)



How To Choose Your Contractor

Pre-Qualify: Contact potential candidates

- Experience, Training, Availability
- Short List: Invite 3-4 candidates to quote
 - Issue documents, site visit, questions, quotes
- References: Request from your top 1 or 2 candidates
- Contract Types:
 - Fixed, Cost Plus, Time and Materials, Construction Management

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Construction Cost Factors

To better gauge the cost of your project, we use a budget calculator based on cost per square footage and the various cost factors which scores the project into three levels, associated with increasing construction costs and level of complexity.



sample sustainability level A, B, and C

1. Size – Due to economies of scale, a smaller project typically costs more per square foot than a larger project.	large	medium	small
2. Level of Intervention – Interventions range from minimal interior reno to extensive gut, underpin, new structural framing, and complex detailing.	low	medium	high
3. Quality – Clients choose the level of finishing that is desired. This includes material selection and detailing.	simple	mid range	high end
4. Sustainability – MOSS SUND projects start at eco conscious and go up from there; some projects include a phasing plan for sustainability targets.	code	environmentally conscious	passive house
5. Constraints – Is the site easily accessible? The contractor can be constrained by ease of getting materials to site, parking and offloading trucks, tree protection zones, longer travel distance to remote locations, or cottages without road access.	low	medium	high
6. Market Condition – Fluctuations in the market can greatly affect the cost and availability of material and the availability of contractors and trades.	low	medium	high
7. Landscaping – Clients choose the level of finish that is desired. Whether its the minimum to provide access to the building, something basic for curb appeal, or engaging a landscape architect or designer for an extensive design with grading and programmed spaces like a pool or cabana.	minimal	curb appeal	high end
8. Contractor	simple	mid range	premium

Questions To Ask

Company

How long have you been in business?
What is the structure of the company?
Where is your office located?

Experience/Capacity

How many projects of this type have you done?
Describe a similar project
How many jobs does your company have in progress right now?
What is the average number of jobs you do at the same time?
Do you have any other outstanding bids right now? (for larger projects)

Approach

Who will be on-site and in charge of the job?
What parts of the project do you use sub-contractors for?
Do you see any challenges with the project?
How long do you think the project will take?

Contracts

Discuss type and what is included (depends on project)
How/when is billing done?
What types of warranties are provided?
What insurances does your firm carry?
Can you provide a reference list?

Wrap Up

Questions



Implementing Your Project Plan

- Contract: how to deal with changes
- Construction Lien Act: understanding your rights and obligations
- Construction Review: ensuring quality and compliance
- Payments: managing deposits and payments to contractors
- Project Completion: ensuring timely and successful delivery





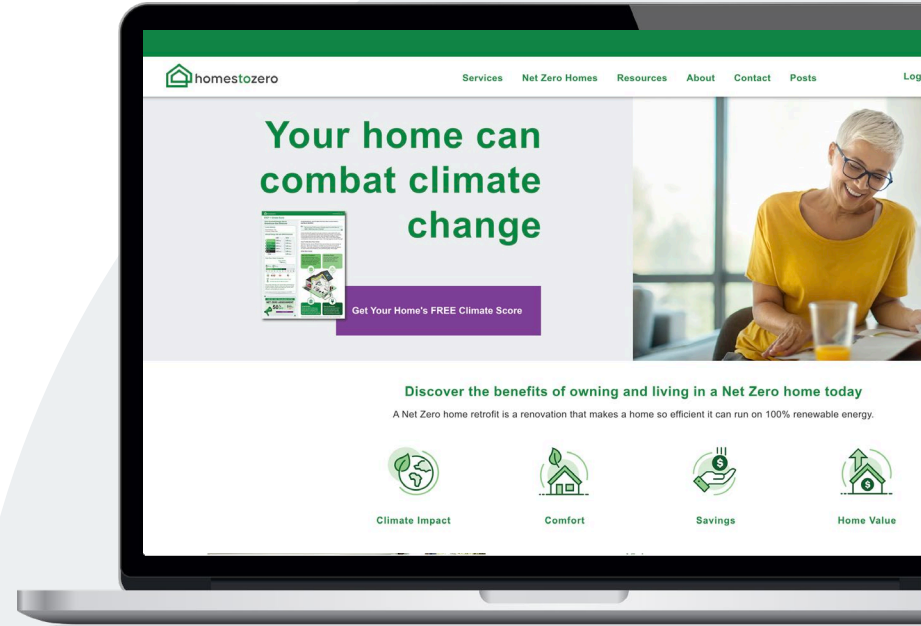
How Can We help?

Our mission at **Homes to Zero** is to get the over **10 million** existing Canadian **homes** to Net Zero as **quickly** and **equitably** as possible.

Net Zero Assessment



Net Zero Plan





THANK YOU

Q&A