



Luxescapes, LLC

Landscape Creations by Design

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Qualifying Your Contractor

Make informed decisions on who you select to be your contractor. Below is a checklist and tips for selecting a contractor who is right for you:

- Insurance** – Make sure your contractor can provide you with a current Certificate of Insurance showing comprehensive coverage. Our coverage includes General Liability, and Workers Compensation. We also require the same for any Subcontractors (i.e. gas, electrical, etc.).
- Licensure** – If your project is required by your municipality to have permits, make sure your contractor/subcontractors are licensed to do the work they are performing. (i.e. We are a Licensed Deck Installer in the City and County of Denver)
- Memberships and Affiliations** – Certain organizations can help keep your contractor accountable and responsible, and keep you away from legal fees. Make sure your contractor is currently a member of a reputable organization. We are members of the Better Business Bureau (BBB) and the Associated Landscape Contractors of Colorado (ALCC). We also staff Certified Landscape Technicians (certified through ALCC).
- Nursery Registration** – If your contractor is providing plant material as part of their product and service, make sure they hold a current Nursery Registration through the Colorado Department of Agriculture. We do.
- References** – Ask for references from your Contractor. These can be past customers or current customers. We have many references available upon request.
- Stability** – Ask about debt and cash flow. Size and years in business don't necessarily mean much right now (as per recent events). A large company means large overhead and more emphasis on production; whereas a smaller company can focus more on quality, one-on-one attention, and customer experiences. Since 2006, (despite the struggling economy) we have had minimal debt and positive cash flow.
- Warranties** – Be sure your Contractor offers a warranty that will cover both materials and workmanship. Many contractors only warranty their labor and will charge you for replacement materials. We offer an all inclusive 1 year material and workmanship warranty for any project we do. We also schedule a warranty lap every spring.
- Employees** – Many Contractors hire 1099 labor to avoid paying benefits, taxes, or insurance. But this gives them little control over their turnover, schedules, commitments, and quality. Our labor force is all W2/W4 employees, and our key employees and laborers have worked for us for several years.
- Operations** – Ask for what you can expect. Will they start when they say they will? After they start, will they stay on your project until it is completed? Will the same crew that starts your job, be the same one that finishes it? Will they keep your jobsite clean and safe? Will their trucks and equipment be easily identified? Will they respect you and your neighbor's homes? With our company, the answer is "Yes!"
- Price, Quality, and Service** – Pick several companies of similar caliber and compare "apples-to-apples" bids. Give each contractor the same information/criteria to base their estimate on. If the caliber and "apples" are the same and someone is substantially less, then they most likely have poorer quality or service. Our design-build approach establishes the budget first, and then focuses both on quality and service to make sure you are getting the best value possible. We are competitively priced and we offer a high level of Quality and Service.

Most importantly select a Contractor you are comfortable with and can trust!