



**DELPHI**<sup>™</sup>  
CONSTRUCTION INC

| Special Projects



EXCELLENCE IN CONSTRUCTION  
2017 MERIT AWARD WINNER  
Associated Builders and Contractors

**PHOTO ABOVE**

Delphi Construction Special Project in  
Marstons Mills Massachusetts.  
Winner of the 2017 Excellence in  
Construction Merit Award from  
Associated Builders and Contractors

## WELCOME TO DELPHI SPECIAL PROJECTS

Delphi Construction started out in 1992 as a small firm with a desire to do things differently in the construction industry.

We believed that if we personalized our approach, put our clients' interests first and operated with an unwavering commitment to our core values of Honesty and Integrity then we would have a recipe for enduring success.

Today, we employ nearly 80 full time construction professionals out of two Massachusetts offices and were recently named one of the 25 largest General Contractors in Massachusetts by the Boston Business Journal.

We are most proud to say that 90% of our work has come from repeat clients and their direct referrals. We believe that this is the strongest endorsement possible of the value people find in our partnership approach.

[www.delphispecialprojects.com](http://www.delphispecialprojects.com) | Waltham: 781.893.9900 | Cape Cod: 508.815.5555

**DELPHI**  
CONSTRUCTION INC. | Building  
Responsibly.



## BRINGING THE EFFICIENCIES OF PROFESSIONAL CONSTRUCTION MANAGEMENT TO THE HIGH END CUSTOM RESIDENTIAL MARKET.

**PHOTO LEFT:**

Cove facing exterior featuring upper deck off master bedroom and custom mahogany pergola.

**OVERLEAF:**

Evening shot of south east facing exterior of 11,000 square foot custom home. This ocean front property also features a 3,000 square foot guest house.

As one of the largest multi-market Construction companies in Massachusetts, we've had the opportunity to manage many highly complex, multi-million dollar construction projects for hospitals, religious facilities and higher education campuses among others.

Successfully managing and constructing projects of that size and scale requires highly developed management processes and systems typically not available in residential construction.

The idea behind Delphi Special Projects is to bring the benefit of these mature and efficient systems to select high end residential clients.

By applying these advanced management systems throughout all phases of construction from detailed pre-project planning, precise schedule development, accurate and

comprehensive budget development, on-site management, accounting and cost control, we are able to deliver the highest quality final product in less time and with considerable cost savings.

With Delphi Special Projects, all of these services are delivered through a highly personal approach that puts our client's unique needs first, always.





## PARTNERING CLOSELY WITH ARCHITECT AND OWNER TO DELIVER A FINAL PRODUCT THAT EXCEEDS ALL EXPECTATIONS.

**PHOTO LEFT:**  
Detail of private library/  
reading room with  
custom, curvilinear  
built in shelving ,  
walnut flooring and  
recessed elliptical  
coffered ceiling

**OVERLEAF:**  
Walnut beamed  
living room with  
walnut floors, custom  
fieldstone fireplace,  
granite lintel and  
cantilevered blue stone  
shelf.

We see ourselves as partners with the architect, working together toward the shared goal of exceeding our client's expectations.

As such, our approach to working with our design side counterparts is always collaborative, never adversarial.

We recognize that the architect's creative vision is at the heart of the project. We work hard to internalize the nuances of the design and ensure that they are carried forward throughout construction.

By coming alongside during the design phase we are able to collaborate with the architect to overcome design and construction challenges and ensure that the final product will live up to the vision that inspired it.

We also understand that the creative process is dynamic by nature. We always extend the flexibility expected from a good partner.

If conflicts do arise, we work together as creative problem solvers and practice effective communication in order to find a win-win solution in the best interest of the client.

In short, we strive to be the kind of construction partner that both clients and architects love to have at the table beside them.





## COMBINING COMPREHENSIVE MANAGEMENT SYSTEMS WITH THE HIGHEST QUALITY CRAFTSMANSHIP.

**PHOTO LEFT:**

View of formal staircase to upper bedrooms. Features walnut treads and handrails along with detail recessed step lights.

**OVERLEAF:**

View from dining room overlooking grounds proceeding to the cove. Room features zero barrier Nanawalls and Turkish travertine tile.

Of course, while the efficient management practices from the commercial construction world can bring tremendous benefit to your project, it goes without saying that the level of detail, quality of finishes and subtleties of architectural design involved in custom high end residential construction are not the same as those of a hospital, hotel or university building.

The key to a stunning high end home is in the selection of the craftsmen who will bring it to life.

Delphi's stable of specialized subcontractors consists of the finest artisans and craftsmen working today. From highly skilled master carpenters and detailed woodworkers to masons specializing in exotic stone.

All of whom have the highly refined skills to deliver breathtaking results and the professional discipline to do so as promised, on time and on budget.

Delphi Special Projects is all about bringing the best of both world's together: Comprehensive management systems and the highest quality craftsmanship.





## PROVIDING TRANSPARENCY EVERY STEP ALONG THE WAY WITH DELPHI TRUE OPEN BOOK™ MANAGEMENT FRAMEWORK

**PHOTO LEFT:**

View from kitchen into living room.

**OVERLEAF:**

Custom bath with Turkish travertine tile, curbless trench drain shower, teak cabinetry and teak accent flooring.

One of the main ways Delphi is different from other construction companies is our True Open Book™ Management Framework.

This innovative contract structure option gives the homeowner the greatest flexibility and decision making input along with total transparency throughout.

Unlike traditional "Lump Sum" construction contracts common in residential construction (where the builder submits a bid for the project and keeps the profit) Delphi's True Open Book™ management approach is based on a "Guaranteed Maximum Price" plus an agreed upon management fee.

Here's how it works and why its beneficial to the homeowner.

We work closely with the client and architect before construction begins to look at the project in great detail in order to develop a comprehensive Owner's Budget for all aspects of construction.

With this Maximum Budget in place, Delphi presents the homeowner with multiple, vetted subcontractor quotes and material options to empower the homeowner to make the best choices for them.

Any savings are returned to the homeowner.

With True Open Book™ Delphi charges only for overhead/general requirements plus an agreed upon management fee.





## DELPHI SPECIAL PROJECTS: WE WOULD LOVE TO BE PART OF BRINGING YOUR DREAM TO LIFE.

**PHOTO LEFT:**

Detail view of looking into dining room with zero barrier Nanawalls.

Dining room and master bedroom above overlook this Ipe wood deck leading to gunite pool, spa and outdoor kitchen.

**OVERLEAF:**

Master bedroom overlooking pool and bar.

Delphi Special Project seeks to bring the benefits of professional construction management to select high end clients throughout Massachusetts.

With offices in Waltham and Mashpee, we are positioned to bring our services to discerning clients throughout Massachusetts and on Cape Cod.

If you are planning an exceptional, high end home we would love to discuss how we can be of help to you.

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