

Suggested Considerations When Contracting With General Building Contractors

1. Require that the contractor provide evidence of having performed work on similar projects with like scopes of work.
2. Require copies of all local business licensing being required and evidence of their meeting state contracting license requirements.
3. Ask if they have any letters of references for past projects available.
4. Require evidence detailing their insurance capabilities for general liability, vehicles, property, general umbrella, workers compensation, or errors and omissions, if applicable.
5. What percentage of the work do they normally self-perform?
6. List all suppliers with which they currently have trade credit with and the amounts available to them.
7. List subcontractors with which they have had working relationships with at least for the past five years.
8. List bonding companies that they have worked with before or that they are currently registered with or under bond with.
9. Ask if they would provide resumes of all principals within the organization and name the industry associations or organizations that they are current members of.
10. Have a percentage detail provided of the types of constructions they have primarily been involved with over the past 5 years. Commercial, Residential, Institutional, Religious...
11. Have a list provided of any and all legal actions, and the nature of them, that their firm has been involved with over the past five years.
12. Ask to be provided with the names of two subcontractor that can be contacted for reference purposes.
13. Request to see a sample of a project schedule that they have developed in the past.