



The Georgia Black Constructors Association

2824 Church Street | East Point, Georgia 30344
P: 678.750.3486 | www.gablackconstructors.org

Seeking A General Contractor

Note: All questions may not apply. Mark N/A where necessary.

Full Name: _____

Email Address: _____

Home / Office Telephone: () _____ Mobile: () _____

Contact Person, if other: _____

Email Address: _____

Home / Office Telephone: () _____ Mobile: () _____

IDEA OF BUILD DESIGN

- _____ Single Family _____ Multi-units
- Is there a preliminary idea of design style? ____ Yes ____ No
- Are there current plans / drawings available for review? ____ Yes ____ No
- Drawings / Design: Do you have an Architect? ____ Yes ____ No
- Do you wish / need to work with a GBCA Architect? ____ Yes ____ No

LAND

- How many acres are involved? _____ Lot size, if not acres _____
- Is the land in which the facility is being built on financially clear? ____ Yes ____ No
- Rough (Trees, etc.) _____ Need Clearing _____ Already Clear / Vacant Land
- Has a land survey been conducted? ____ Yes ____ No
- Is the property currently Zoned for its proposed usage? ____ Yes ____ No
- If no, have you scheduled an appointment with the Zoning Officer of that County? ____ Yes ____ No
- If no, do you need assistance in acquiring proper Zoning permits? ____ Yes ____ No
- If yes, have you acquired a copy Zoning Permit? ____ Yes ____ No
- Does your county have any Community Organizations that you must present to? (example Atlanta has Neighborhood Planning Units (NPU) Committees) ____ Yes ____ No
- If yes, are you familiar with those Organizations? ____ Yes ____ No

PARTNERSHIP

- For Multi-Unit development, do you have a partner in this project? ____ Yes ____ No
- If yes, is there a legal Agreement between the Parties? ____ Yes ____ No
- If No, there need to be one. Is introduction to a lawyer required? ____ Yes ____ No
- Development Partnership is required for the experience and bonding. Do you wish to have assistance from GBCA to facilitate the Development Partnership? ____ Yes ____ No

FINANCIAL

- Is there seed money for initial fees, such as survey, drawings, etc.? Yes No
- How much is readily available? _____
- Tax Credits: Meeting with Municipality on County Credits
- To your knowledge, does the County Offer any incentives? Yes No
- If yes, what type? _____
- Sometimes credit score (CS) is required. Is the CS of lead person more than 700? Yes No
- If individual homeowner, are finances secure for building the residential property? Yes No
- If yes, how much has been approved for the project? _____
- If individual homeowner, are you or your partner (spouse) a veteran? Yes No
- If yes, what state does it originate? _____
- If yes, do you know the maximum amount for your veteran loan? Yes No
- If veteran, do you have your veteran retirement number? Yes No
- Do you prefer for GBCA to introduce you to financial companies that facilitate development projects?
 Yes No

Please note: Home Development fees minimum for Consultation Fees from the Georgia Black Constructors begins at one hundred ninety-nine dollars (\$199.99). Refundable on the back end if a GBCA General Contractor is hired.

LEGAL FOR MULTI-UNIT DEVELOPMENT

- Required: Do you have access to a Bonding Attorney? Yes No
- If you have a Partner, has each of you hired separate lawyers? Yes No
- Have you formulated a Joint Venture? Yes No
- What is the name of the Joint Venture? _____
- What is your percentage? _____

GENERAL CONSTRUCTORS

- Do you have a licensed state contractor currently working with you? Yes No
- If yes, what is the name of the Constructors? _____
- What is the company name? _____
- Since you have contacted GBCA for assistance, have you released the company of its previous obligation?
 Yes No If no, what is your plan to incorporate another constructor to begin business
with you? _____
- If yes, is he / she a Member of the Georgia Black Constructors Association? Yes No

If, RESIDENTIAL RENOVATIONS Only. Please Briefly Describe:

If, you are seeking a specific construction type / material for development. Please Briefly Describe:

NOTATIONS:

- It normally takes approximately three to twelve months to get all the necessary components of a project finalized prior to the groundbreaking of any project.
- One partner (or spouse), if there is a partnership, will need to be available to attend meetings and answer upcoming questions.

MULTI UNIT & LAND DEVELOPMENT CONSULTATION:

- Do you wish to use GBCA as a consultant to “walk” you through this process? ___ Yes ___ No
- If yes, the cost is seventy-five hundred dollars (\$7,500) for Members
 - A deposit of five thousand six hundred – twenty-five (\$5,625) is required upon signing.
 - Balance is due when groundbreaking is set.
- The cost is ten thousand (\$15,000) for Non-Members.
 - A deposit of eleven thousand two hundred fifty (\$11, 250) is required upon signing.
 - Balance is due when groundbreaking is set.

Upon completing this form. Please scan in its entirety and email it back to GBCA at:

Connect@gablackconstructors.org

Follow up meeting: Give two dates and time we discuss the returned form?

1. Date: _____, 20__ Time: _____
2. Date: _____, 20__ Time: _____