



# The Georgia Black Constructors Association

2824 Church Street | East Point, Georgia 30344  
P: 678.750.3486 | [www.gablackconstructors.org](http://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:** (    ) \_\_\_\_\_

Address of property or land: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**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:**

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

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**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](mailto:Connect@gablackconstructors.org)

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

1. Date: \_\_\_\_\_, 20\_\_ Time: \_\_\_\_\_
2. Date: \_\_\_\_\_, 20\_\_ Time: \_\_\_\_\_