



The Georgia Black Constructors Association

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

Check List for Project Development

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: _____

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

RESIDENTIAL RENOVATION

- _____ Single Family _____ Multi-units
- Is there a preliminary idea of design style? ____ Yes ____ No
- Square Footage of the property _____,
- if not sure Bedrooms _____ bathrooms _____
- Exterior design, i.e., brick, stucco, panel _____
- Does exterior need renovation? Yes or No ____ IF yes, explain _____
- _____
- Does the property require complete renovation or partial? _____

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

Land Continued:

- 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 needs 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? _____
- If individual homeowner(s), are finances secure for building the residential property? ____ Yes ____ No
- If yes, how much has been approved for the project? _____
- If individual homeowner(s), are you or your partner (spouse) a veteran? ____ Yes ____ No
- If yes, what state does it originate? _____
- If yes, what is the maximum amount for your veteran loan? _____
- 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

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, you are seeking a specific construction type / material for development. Please Briefly Describe: Use this area for additional information if needed.

NOTATIONS:

Please note: Home Development fees minimum for Consultation Fees from the Georgia Black Constructors begins at one hundred ninety-nine dollars (\$199.99).

- 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: Programs@gablackconstructors.org

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

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