

HOW TO SELECT A GENERAL CONTRACTOR



Considerations for your next project

Choosing a general contractor you're comfortable with for your next commercial project is a key ingredient for property upkeep, maintenance and future property values.

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About us

M.A. Construction Group is a premiere asphalt and concrete paving company and general contractor serving the Miami-Dade, Broward and Palm Beach counties. We provide asphalt & concrete paving services, seal coating, striping, patching and pothole repairs. We also offer commercial concrete paving, curbing, sidewalk installations and repairs. Our general construction division specializes in commercial leasehold improvements, tenant build outs and commercial renovations.

Selecting a General Contractor for your Next Commercial Project

Choosing a general contractor for your next commercial project is a key ingredient for property upkeep, maintenance and future property value purposes. To find a contractor who is a good fit for your project, we recommend following some of the steps below:

1. **Prepare a thorough and detailed scope of work.** This should include as many specific details about the project as possible including the scope of work, any sustainability requirements, preferred materials, projected future tenants, and long-term projections.
2. **Research qualified contractors.** Ask as many property managers, property owners or property management and maintenance companies as you can for potential general contractor names, and submit your scope of work to them. A qualified and responsible contractor will walk the job site with you, using your scope of work as a guide and then ask questions once on site to clarify any questions they may have.
3. **Vet your list of contractors for their state or county license.** Verify that the contractors you are considering have the property state and county licenses for the scope of your project.
4. **Request insurance information.** The level of insurance the general contractor holds is a good indicator for prospective clients. Check that they have the proper insurance and you can also research the rating of their insurance carrier.
5. **Request references for jobs** the general contractor has performed with a similar scope of work as your upcoming project. Consult Dun & Bradstreet, the State or County local licensure board and also check on-line for reviews.

6. It is important to remember that **price should not be the sole determining factor when selecting a qualified general contractor** for your project. Consider the type of project management the general contractor will have on site at your project. Do they have the capability to assign a project manager to your tenant improvement project? Will they be on site for your asphalt milling and paving project? Will the installation of new concrete sidewalks at your homeowner or condo association be assigned a dedicated project manager? The amount of project management your specific commercial tenant build-out, tenant make ready, or asphalt overlay will receive is also a key ingredient in determining a project's cost. Be sure your project will be managed sufficiently.

7. **There are many other factors to consider.** Ask the general contractor if they are familiar with the Americans with Disabilities Act. Will the contractor provide a Gantt chart or project schedule to outline how your commercial tenant improvement project will advance? How will the contractor schedule the work to minimize disruption to existing tenants and customers? Do they answer the phone and are they available for questions or are they difficult to reach on a continual basis?

Selecting and ultimately hiring an experienced and qualified general contractor in Florida or any national market requires a dedicated vetting process to ensure the best possible outcome. Contractors vary by level of experience, qualifications and capabilities. Each project has a specific and different scope of work. For this reason, we recommend that you request all the necessary state and local licenses, qualifications, and insurance. Remember, quality contractors are seeking to build lasting relationships long after the project is complete.

To learn more, contact:
M.A. Construction Group
PO Box 566421
Miami, FL 33256-6241
786-475-6411
www.maconstructiongroup.com