PRE-QUALIFICATION OF SUBCONTRACTORS

Using well-suited subcontractors will typically improve a project’s success.

It is in the best interest of the Owner, Design Professional, and General Contractor to select subcontractors best qualified to perform their respective scope of work.

- Subcontractors are an important part of the construction team, and on many projects, they perform a significant amount of the construction work.
- Criteria used to determine if a subcontractor is well-suited and well-qualified for a particular project are similar to those used to evaluate General Contractors.
- If the Owner wishes to develop a pre-qualified list of approved subcontractors in specific categories of work, those subcontractors’ names should be listed clearly in the specifications. It should also be indicated that the General Contractor may use only pre-qualified subcontractors.
- If the Owner does not pre-qualify subcontractors, or only pre-qualifies them for a limited number of work categories, then the General Contractor is responsible for identifying subcontractors they wish to use on the project.
- In such a case, it is normally a contractual requirement that the General Contractor submit a list of proposed subcontractors to the Owner/Design Professional for approval before beginning work.
- After contractor submits list of subcontractors, Owner has the right to reject a subcontractor.
- If the Owner chooses to pre-qualify subcontractors they should consider any DBE goals for the project.

REFERENCES:
AIA A201 Conditions of Contract
ConsensusDocs 200 Owner/Contractor Agreement and General Conditions

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