



BEFORE YOU BREAK GROUND

Top 10 Questions Every Developer Should Ask Their General Contractor

Not all general contractors are created equal—especially in multifamily and senior living construction. Ask smarter questions. Avoid costly missteps. Choose a GC who builds like their name is on the deed.

1. What's your track record with multifamily and senior living construction?

Ask for completed projects, developer references, and proof they've had experience in garden-style, wrap, podium, and LIHTC deals.

2. How early do you engage in pre-development, and what value do you add during that phase?

Great GCs start adding value before plans are finalized. They offer constructability reviews, realistic phasing advice, and cost modeling to help you avoid budget landmines later.

3. Can you walk me through your cost control process, and how do you ensure budget transparency?

Stellar Construction provides open-book bidding, detailed estimates, and early value engineering—not vague lump sums. We negotiate a General Contractor Contingency upfront, rather than hiding margin in line items, so you always know where your money is going.

4. How do you manage change orders—and how do you minimize them?

A disciplined GC involves trades early, documents scope clearly, and designs contingencies to reduce surprises. Look for a team that proactively tracks scope and flags issues before they become line items. Change orders should be the exception—not the business model.

5. What systems ensure consistency and quality across hundreds of units?

Look for tech-enabled QC processes, multi-phase inspections, detailed finish standards, and thorough written and photo documentation. Your GC should have a system—not just a superintendent—with eyes on every install.

6. How do you select and manage subcontractors in this labor market?

Great GCs don't just post bid invites—they recruit, vet, and retain subs who perform. Ask how they reward performance, ensure capacity, and keep quality high across trades.

7. How do you track project timelines and avoid delays?

Time is money, especially in multifamily. Ask about scheduling tools, look-ahead planning, and how they manage supply chain delays or city inspections.



8. How do you communicate with developers, partners, and city stakeholders throughout the project?

Your GC should offer consistent updates, dashboard reporting, and be capable of representing your interests with lenders, inspectors, and housing authorities. Look for transparency, not lip service.

9. What is your EMR and how do you approach jobsite safety?

A safe site is a productive site. Stellar's OSHA-certified superintendents and our general superintendent actively monitor safety and provide ongoing training. We're continually improving our safety program and have third-party audit services available as needed.

10. What sets your team apart from the others bidding this project?

Stellar stands out through shared accountability, proactive problem-solving, and a deep investment in your long-term success. The best partner doesn't just want to win this job—they want to earn the next one, too.

