



Source: Written by Paul Netscher the author of the acclaimed books 'Successful Construction Project Management: The Practical Guide' and 'Building a Successful Construction Company: The Practical Guide'

Managing your subcontractors

Subcontractors can play an important part in the success of your construction project. It's important that subcontractors aren't chosen purely on price. Their ability to deliver the project on time to the required quality and safety standards is equally important.

I've worked on construction projects where the selection of the cheapest subcontractor ended up costing the project more money than if a more expensive subcontractor had been selected.

Subcontractors are viewed by the client as an extension of the main contractor (Principal Contractor) and a failure by the subcontractor can adversely affect your reputation.

Unfortunately MANY contractors don't manage their subcontractors.

They appoint them and then leave them to get on with the job. Often project staff aren't briefed about what the subcontractor's scope of work is. Time and again there is a lack of communication. When there are problems the subcontractor is blamed.

1. the contractor's person managing the subcontractor understands:

- the subcontractor's scope of work
- who is responsible for supplying what
- how the subcontractor will be reimbursed

2. the subcontractor:

- complies with the project's safety requirements
- produces work of acceptable quality
- works according to the project schedule

3. the subcontractor receives access and information on or ahead of schedule and isn't delayed by the contractor or other subcontractors

4. regular meetings are held with the subcontractor to discuss safety, quality and environmental matters, as well as progress on the project and any delays and claims, and that minutes of these meetings are distributed to the relevant parties

5. subcontractors acknowledge the receipt of drawings and information issued to them (or there's proof they have received them)

6. where relevant, the subcontractor supplies shop drawings in accordance with the project schedule, including allowing for obtaining the required approvals from the contractor or the client

7. communication with the subcontractor of a contractual nature is in writing (any verbal instructions should be followed up in writing)



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8. only the contractor's delegated responsible staff communicate with the subcontractor (not unusual for subcontractors to receive conflicting instructions from Principal Contractor staff resulting in confusion & errors)
9. action is taken as soon as it appears that the subcontractor could be in trouble
10. the subcontractor is forewarned of the contractor's intention to back-charge them for work or services supplied by the contractor and that these charges are invoiced regularly
11. the subcontractor is paid in accordance with the contract
12. the subcontractor has suitable quality, safety, environmental and industrial relations procedures in place that comply with the project requirements
13. subcontractors don't begin work until there's a signed contract in place and they've supplied the required sureties and insurances
14. the subcontractor's staff, equipment and their own subcontractors are approved by the contractor
15. the subcontractor's personnel attend the contractor's project induction
16. correspondence from the subcontractor is promptly dealt with when there are problems.

PRE-QUAL YOUR SUBBYS

Optional & Online

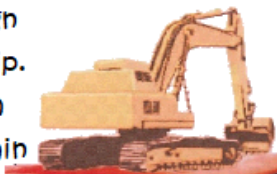
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Done on phone
or tablet - sign
with finger tip.
Never search
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with finger tip.
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SmarterScreen to
View, print & archive



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Manage your Compliance records
without paper, receive the alerts
you want & it is all on your phone.



ONLINE INCIDENT REPORT

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phone out of pocket, go online,
select Incident Report and
complete it. Submit & it
appears on SmarterScreen
with a copy going to boss.



Job Setup & Management

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online in the office and
the Crew leaders source
it all online with all
they need to carry out
the task without paper.



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comprehensive
compliance
reports for your
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