



Dear, Chairman Doyle, Chairman Baram And members of the General Law Committee.

RE: HB 5149 Home Contractors Licensing.

My Name is Lucas Papageorge Jr. I am the owner a full service General Contracting company that focuses on residential construction. I also teach classes to homeowners on how to hire and vet a good contractor, and provide my construction knowledge to lawyers and police detectives when they are involved in construction cases. With my diversified experience related to the construction industry, I strongly support bill HB 5149 and give the following reasons why:

What general contractors do is complicated and invasive for their clients and their properties. I have been involved in numerous cases where a homeowner was taken advantage of by a contractor. This happens for two reasons. First, the contractor is not an honest person - the homeowner feels safe because they did their due diligence and made sure the contractor had a license and insurance. THE FACTS: the contractor paid \$220.00 for a HIC Registration and has a minimum insurance policy that most of the time does not cover the work he is performing or is cancelled after a certificate is printed.

The second thing that happens is that a truly honest person with the best interests who wants to be a general contractor often works in one of the subcontractor fields (painting or drywall) and has many friends in different subcontracting fields and feels that these contacts can allow him to take on the roll of a general contractor. Sometimes this works, but often times they end up in way over their head. They didn't do the research of codes, state laws, and insurance expectations, and don't have basic knowledge of project management, accounting, estimating and management ability. This poses a risk to their clients, their employees, and their families.

When I started my own company I took on small handyman projects on the weekends while I continued working at my full time job (Project Engineer for a Highway construction company). I slowly built my company and had several people working with me full time before I left "my "day job" to work full time for myself. Even with a savings cushion and some decent carpentry skills, I had no clue what I was doing!!!!

Yes, I was a good carpenter but I did not know anything about running a business or residential building codes. It took years to figure this out with the help of mentors and other family members in the business to get me a sound understanding. I feel bad for some of the customers that used me for large projects in my early years. Luckily, I have always kept in contact with my previous clients and made it to a successful place that I was able to go back and make any necessary repairs or adjustments. I have been very fortunate but this does not always happen. Many people do not have the skill nor seek out the support that I have had. If I had not taken the time nor the energy to learn as much as I could about this industry, I would have been long gone and my customers would have needed to pay someone to fix the work I had done, which could lead to law suits and loss of all assets.

By voting for this Bill, you will be sending applicants who would like to become general contractors down the road of success - by mandating a course to teach the basic business skills, continuing education to improve oneself and stay current on building requirements.

Thank you,

Lucas Papageorge Jr.

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