

Services Guide

Building Contractor

**NOTE 1: This information is pulled from credible sources. This information is a guide. Any information used from this guide must be re-contextualized (no copying and pasting). Re-contextualize information incorporating SEO and business specifics.*

**NOTE 2: For MCP websites, stick to general information and avoid specifics.*

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1. BUILDING CONTRACTOR OVERVIEW

1.1 GENERAL INFORMATION

<https://trustedpros.ca/articles/new-homes/general-contractor-vs-home-builder---which-do-you-need#>

<http://www.loghome.com/builders-and-general-contractors/>

<http://work.chron.com/building-contractor-do-13061.html>

<http://work.chron.com/typical-building-contractor-job-description-19911.html>

- Building contractors are responsible for overseeing construction on both new and old buildings and structures. A contractor helps to organize and manage all aspects of a building site. The job requires someone who is detail-oriented and who enjoys working on construction sites but may not be enthusiastic about rewiring cables or rerouting plumbing themselves.
- Building contractors are primarily responsible for completing a building project on time and within a budget. They may oversee the building of a new structure, renovation of a historic building or remodeling of an existing house. Contractors generally don't do any of the heavy lifting on a construction site themselves, but they oversee teams of contractors and subcontractors who are doing the work. Building contractors also fill out necessary paperwork and adhere to local, regional or national guidelines.
- In addition to building new structures or overseeing the restoration of existing ones, contractors may also be tasked with bringing existing buildings up to code. For example, they may add wheelchair-accessible ramps or upgrade electrical circuits. On existing buildings, contractors may also be asked to check the structural integrity, such as foundation settlement issues or improper cement curing.
- A building contractor finds, solicits bids from and schedules all of the subcontractors that are necessary to complete the project. The new homeowner or business owner contracts with the building contractor, and the building contractor contracts with the subcontractors and suppliers. Contractors typically charge from 10 percent to 15 percent of the total project cost for this service.
- A potential new homeowner or business owner usually consults with two or three contractors and requests bids from each. A large contractor might have a bidding department that analyzes projects and submits bids. Small contractors figure their own bids. If chosen, the building contractor handles everything from obtaining permits, meeting with Home Owners Associations, or HOAs, ordering materials, scheduling code inspections and overseeing the construction.
- A contracting company can be a single, self-employed individual or a large corporation with a board of directors, supervisors, site and project managers and office staff. The size and scope of a contractor's business often correlates with the need for housing or business development where the contractor lives. In small, rural areas, a contractor might employ a handful of framing carpenters and subcontract with specialty contractors who provide other construction services, such as excavating, roofing, electrical and flooring.

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- In essence, a general contractor takes the stress away from the person who wants the home built and is responsible for getting the job done. The best general contractors are those who can see the big picture and work to keep his team on schedule to complete construction.

1.2 SEO

Keywords (First Row – BEST, Last Row – LEAST)

○ Construction	○ Home improvement	○ Contractor	○ Subcontractor
○ Home renovation	○ Commercial building	○ Home additions	○ Commercial construction
○ Industrial construction	○ Construction services	○ Building contractor	○ General contracting
○ General contractor	○ Renovation contractor	○ Attic renovation	○ Remodeling

1.3 APPLICATIONS

<https://en.wikipedia.org/wiki/Condominium>

<https://en.wikipedia.org/wiki/Townhouse>

<https://en.wikipedia.org/wiki/Apartment>

https://en.wikipedia.org/wiki/Prefabricated_building

https://en.wikipedia.org/wiki/Commercial_building

https://en.wikipedia.org/wiki/Industrial_architecture

<https://en.wikipedia.org/wiki/Warehouse>

Contracting For	Description
1. Condos or Townhouses	<ul style="list-style-type: none"> ○ A condominium, frequently shortened to condo, is a type of real estate divided into several units that are each separately owned. Residential condominiums are frequently constructed as apartment buildings, but there had been an increase in the number of "detached condominiums" which look exactly like single-family homes but in which the yards, building exteriors, and streets are jointly owned and jointly maintained by a community association or strata corporation. ○ A townhouse, or town house as used in North America, Asia, Australia, South Africa and parts of Europe, is a type of terraced housing. A

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	<p>modern town house is often one with a small footprint on multiple floors.</p>
2. Homes	<ul style="list-style-type: none">○ A house is a building that functions as a home with complex, fixed structures of wood, brick, concrete or other materials containing plumbing, ventilation and electrical systems.
3. Prefabricated Buildings	<ul style="list-style-type: none">○ A prefabricated building, informally a prefab, is a building that is manufactured and constructed using prefabrication. It consists of factory-made components or units that are transported and assembled on-site to form the complete building.
4. Apartment Complexes	<ul style="list-style-type: none">○ An apartment is a self-contained housing unit that occupies only part of a building, correctly, on a single level without a stair. Such a building may be called an apartment building, apartment complex, or high-rise, especially if it consists of many apartments for rent. Apartments may be owned by an owner/occupier, by leasehold tenure or rented by tenants (two types of housing tenure).
5. Commercial Buildings	<ul style="list-style-type: none">○ A commercial building is a building that is used for commercial use. Types can include office buildings, warehouses, or retail (i.e. convenience stores, 'big box' stores, shopping malls, etc.). In urban locations, a commercial building often combines functions, such as an office on levels 2 to 10, with retail on floor 1. When space allocated to multiple functions is significant, these buildings can be called multi-use.
6. Industrial Facilities	<ul style="list-style-type: none">○ Industrial architecture is the design and construction of buildings serving industry including: Brewery, Distillery, Drilling rig, Factory, Forge, Foundry, Gristmill, Mine, Power plant, Refinery, Sawmill.
7. Warehouses	<ul style="list-style-type: none">○ A warehouse is a commercial building for storage of goods. Warehouses are used by manufacturers, importers, exporters, wholesalers, transport businesses, customs, etc. They are usually large plain buildings in industrial areas of cities, towns and villages.
8. Auto Shops, Garages, Workshops	<ul style="list-style-type: none">○ An automobile repair shop (also known as a garage) is a repair shop where automobiles are repaired by auto mechanics and technicians.○ Specialty automobile repair shops are shops specializing in certain parts, services or brands. Oftentimes, various specialized auto repair shops will have varied infrastructure and facilities (for specific jobs or vehicles), as well as technicians and mechanics with different qualifications.

2. PROJECT PLANNING

Services under Project Planning:

- <https://trustedpros.ca/articles/new-homes/general-contractor-vs-home-builder---which-do-you-need#>
- <http://buildingadvisor.com/project-management/subcontractors/>
- <http://makeitright.org/about/jobs/construction-site-supervisor/>
- https://en.wikipedia.org/wiki/Construction_management

Service/Product	Description	Benefits
Negotiating and Hiring Sub-Contractors	<ul style="list-style-type: none">○ Many larger construction companies employ very few tradespeople and do all or most of their work with subcontractors.○ Subcontractors in residential construction are typically small companies, sometimes a single individual that specializes in one trade.	<ul style="list-style-type: none">○ Increased productivity is probably the main reasons you would opt to use a subcontractor.○ The diversification of skills you offer to your clients is another major reason to use subcontractors.○ More flexibility than hiring permanent employees.
Worksite and Project Supervision	<ul style="list-style-type: none">○ Will be involved in the supervision of all site work including subcontractors and community partners.○ Will plan, implement and oversee construction efforts at specific work sites.	<ul style="list-style-type: none">○ All work crews and individuals on site will take their direction from the site supervisor, who is responsible for knowing what work must be done and applying resources to accomplish that work.
Construction Management	<ul style="list-style-type: none">○ Construction project management is a professional service that uses specialized, project management techniques to oversee the planning, design, and construction of a project, from its beginning to its end.○ The purpose is to control a project's time, cost and quality.	<ul style="list-style-type: none">○ Construction costs are identified and predicted reliably during the design phase.○ Team interacts relating to construction cost, completion schedule, and quality work to maximize owner's value.○ Contributes to a synergistic team approach in the owner's interest.