

# Services Guide

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## Contractors - General

*\*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. CONTRACTORS—GENERAL OVERVIEW

## 1.1 GENERAL INFORMATION

\*List the sources here that were used for this information.

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

[https://en.wikipedia.org/wiki/General\\_contractor](https://en.wikipedia.org/wiki/General_contractor)

### General Contractor v Home Builder

- General contractors are different from home builders in that general contractors often subcontract out any work that they cannot perform themselves. A general contractor acts as a building project manager, overseeing the construction process. Home builders do all the work themselves, but they may not help you with overseeing the project and obtaining permits.
- A general contractor is like a construction manager and handles subcontractors, documents and permits, costs, materials, security, and cleanup.
- General contractors often handle larger jobs as they have the resources to take on big projects. You can usually manage smaller projects yourself, but if it's going to take more than a week or involve permits and multiple contractors, it may be a good idea to have a general contractor oversee the project.

## 1.2 SEO

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

○ Construction	○ Plumber	○ Electrician	○ House Plans
○ Contractor	○ Home Improvement	○ Builder	○ Construction Companies
○ Renovation	○ General Contractor	○ Handyman	○ Electrical Contractors
○ Home Builders	○ Basement Ideas	○ Home Design	○ Renovation Contractors
○ Roofing	○ Construction Management	○ Kitchen Renovation	○ Basement Renovations

## 1.3 TYPES OF GENERAL CONTRACTING

\*List the sources here that were used for this information.

<http://www.absolutecontractors.ca/>

<http://www.homeadvisor.com/r/residential-general-contractors/#.V-qrHeYyWVM>

Services Offered:

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Type	Description
<b>Design</b>	<ul style="list-style-type: none"><li>○ General contractors can assist with creating floor plans, obtaining permits, and budgeting for your project.</li></ul>
<b>Renovations or Remodeling</b>	<ul style="list-style-type: none"><li>○ Including basement finishing, kitchen or bathroom remodeling, heating system upgrades</li></ul>
<b>New Construction</b>	<ul style="list-style-type: none"><li>○ General contractors can handle the materials, design, subcontractors, and other tasks associated with new home construction. They act as a construction manager, organizing and overseeing the project for you.</li></ul>
<b>Repairs</b>	<ul style="list-style-type: none"><li>○ Interior and exterior repairs due to age of home or damage caused by fire, storms, floods, and other issues</li></ul>
<b>Additions</b>	<ul style="list-style-type: none"><li>○ A home addition involves a number of different construction needs: plumbing, electrical, carpentry, etc. A general contractor can manage the entire project.</li></ul>
<b>Roofing and Siding</b>	<ul style="list-style-type: none"><li>○ If you're renovating the exterior of your home, new roofing and siding add beauty and value to your home and help protect from water damage.</li></ul>
<b>Plumbing and Electrical</b>	<ul style="list-style-type: none"><li>○ Plumbing and electrical work must be done at specific points in the renovation or construction process. A general contractor oversees all the work and can make sure these special trades complete their work at the necessary time in your project's schedule.</li></ul>
<b>Windows and Doors</b>	<ul style="list-style-type: none"><li>○ New windows and doors are an important improvement for older homes as they make the home more energy efficient, increase the value of the home, and improve the look of the home.</li></ul>
<b>Decks and Fences</b>	<ul style="list-style-type: none"><li>○ Many general contractors can take care of deck and fence construction or repairs when you're renovating the exterior of your home.</li></ul>
<b>Handyman Service</b>	<ul style="list-style-type: none"><li>○ Handyman service is generally for smaller projects around the home, but some general contractors offer this service.</li></ul>

## 2. RESIDENTIAL

### 2.1 OVERVIEW

\*List the sources here that were used for this information.  
<http://www.improvenet.com/a/reasons-to-hire-a-general-contractor>

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<https://www.houselogic.com/remodel/budgeting-contracting/general-contractor-secrets/>  
<http://www.ptgeneralcontractor.ca/construction-using-eco-friendly-materials/>  
<http://jonkercustombuilding.com/index.php/services/>

### General:

- Keep in mind that the general contractor will mark up the cost of all labour and materials as that is how they are paid.

### The GC's Responsibilities:

\*List the sources here that were used for this information.  
<http://buildingadvisor.com/your-team/general-contractors/>

- Estimating and bidding the project
- Negotiating a contract with the owner
- Hiring and negotiating contracts with subcontractors
- Obtaining the necessary permits and scheduling inspections
- Establishing a payment schedule based on work progress
- Disbursing money to subcontractors and material suppliers
- Creating a schedule for workers, subcontractors, and deliveries
- Negotiating material prices and ordering materials
- Interpreting the plans and specifications
- Supervising and coordinating the work of employees and subcontractors
- Troubleshooting job-site problems

### Pros and Cons of Working with a GC: (without an architect)

\*List the sources here that were used for this information.  
<http://buildingadvisor.com/your-team/general-contractors/>

Pros	Cons
<ul style="list-style-type: none"><li>○ This is the simplest way to get a large project completed.</li></ul>	<ul style="list-style-type: none"><li>○ There are no checks and balances, so you have to put a lot of trust in the GC.</li></ul>
<ul style="list-style-type: none"><li>○ May be the least expensive based on competitive bidding (other than self-contracting)</li></ul>	<ul style="list-style-type: none"><li>○ If there are problems, there's no one to mediate (although some contracts have a mediation or arbitration clause). You've got to work things out directly with the contractor, who probably knows a lot more than you about</li></ul>

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	construction.
<ul style="list-style-type: none"> <li>○ One-point responsibility for materials, workmanship, scheduling, and budget controls. If there's a problem, it's the contractor's responsibility to fix it.</li> </ul>	<ul style="list-style-type: none"> <li>○ If the contractor writes his own plans and specs, it may be difficult for you to evaluate them for quality and completeness. Does the bid include everything you want done? (Oh, you wanted us to fill the 500 nail holes in the natural-finish pine trim? – that will cost extra.)</li> </ul>
<ul style="list-style-type: none"> <li>○ A good contractor will have good subs, who show up on time and do work to the standards set by the contractor.</li> </ul>	<ul style="list-style-type: none"> <li>○ If the contractor cuts corners, or doesn't properly supervise subs, work quality can suffer. How will you know?</li> </ul>
<ul style="list-style-type: none"> <li>○ If you have a good contract, and a fair payment schedule, you will have some leverage throughout the project. You should always make the final payment contingent on all work being completed properly.</li> </ul>	<ul style="list-style-type: none"> <li>○ If there are problems, delays, change orders, and upcharges, you have limited leverage in negotiations.</li> </ul>

## 2.2 NEW CONSTRUCTION

\*List the sources here that were used for this information.

<http://www.improvet.net.com/a/reasons-to-hire-a-general-contractor>

<https://www.houselogic.com/remodel/budgeting-contracting/general-contractor-secrets/>

<http://www.ptgeneralcontractor.ca/construction-using-eco-friendly-materials/>

<http://jonkercustombuilding.com/index.php/services/>

### Services/Products under New Construction:

Service/Product	Description	Benefits
<b>Construction Management</b>	<ul style="list-style-type: none"> <li>○ Coordinates all the subcontractors</li> <li>○ Budgets the project</li> <li>○ Obtains permits and follows building codes</li> </ul>	<ul style="list-style-type: none"> <li>○ When working with multiple subcontractors, each one must arrive on time to complete their work or the entire timeline of your project will suffer. A general contractor ensures that each task is completed when it needs to be.</li> <li>○ You pay the GC, and he pays for all materials and subcontractors.</li> <li>○ A GC should be knowledgeable about permits/building codes and take care of paperwork</li> </ul>

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<b>Planning/Design</b>	<ul style="list-style-type: none"> <li>○ The GC can help design a custom layout for you or work from your existing plans</li> </ul>	<ul style="list-style-type: none"> <li>○ Keep in mind that the GC may not be the best possible designer when it comes to your custom home as he also has a contracting business to run. Take a look at his portfolio when deciding whether to bring in your own architect/designer</li> </ul>
<b>Green Construction Methods</b>	<ul style="list-style-type: none"> <li>○ Eco-friendly materials</li> <li>○ Eco-friendly design</li> <li>○ Eco-friendly construction practices</li> </ul>	<ul style="list-style-type: none"> <li>○ Materials: recycled building supplies, environmentally friendly windows and doors, sustainable wood and other products</li> <li>○ Design: renewable energy systems and water recovery to reduce or eliminate dependence on power grid</li> <li>○ Construction practices: reusing or recycling construction waste</li> </ul>

### 2.3 RENOVATIONS/REMODELLING

\*List the sources here that were used for this information.

<http://adconstruction.com/>

#### General:

- General contractors are normally hired only for larger renovation projects.
- A GC is helpful when dealing with multiple contractors/trades with varying schedules

#### Reasons for Renovations/Remodelling:

- To add value to the home (investing money towards resale value)
- To add more space to the home (additions, removing walls)
- To avoid the hassle/expense of moving (No need to pack up and leave)
- To update an older home with modern features (especially kitchens and bathrooms)
- To make repairs and address concerns (water damage, older wiring and plumbing)
- To improve the flow of the home (make high-traffic areas more open)
- To make the home more functional (storage, open layout)

#### Most Common Residential Remodelling Projects:

Types	Description
<b>1. Kitchen Remodels</b>	<ul style="list-style-type: none"> <li>○ Cabinets, countertops, flooring, appliances, plumbing, electrical, fixtures, shelving, paint</li> </ul>

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<b>2. Bathroom Remodels</b>	<ul style="list-style-type: none"><li>○ Plumbing, fixtures, cabinetry, tile, vanities, electrical, flooring, countertops, in-floor heating, ventilation</li></ul>
<b>3. Additions</b>	<ul style="list-style-type: none"><li>○ Make space for an accessory unit (in-law suite, basement apartment, etc.), additional bedrooms or bathrooms, attached garage</li></ul>

## 3. COMMERCIAL/INDUSTRIAL

### 3.1 CONSTRUCTION

\*List the sources here that were used for this information.

<http://www.generalcontractor.com/construction-projects/general-contractor.asp>

<http://www.willowridgeconstruction.ca/>

<http://www.pcl.com/services-that-deliver/delivery-methods/pages/design-build.aspx>

<http://www.penn-co.com/services>

#### General:

- Sectors include:
  - Commercial: condominiums, office buildings, shopping centres, garages
  - Industrial: manufacturing facilities, warehouses
  - Institutional: schools, government buildings
- Types of structures include steel buildings, prefabricated concrete buildings, tilt-up construction, traditional concrete block buildings

#### Services (different contractors offer different options):

Service/Product	Description	Benefits
<b>Design/Build</b>	<ul style="list-style-type: none"><li>○ The Designer/Builder handles both designing and constructing the building</li></ul>	<ul style="list-style-type: none"><li>○ Allows client to work with just one contract entity</li></ul>
<b>Construction Management</b>	<ul style="list-style-type: none"><li>○ A construction manager works with the design team and, depending on the client's needs, with trade contractors and suppliers. The CM provides advice on behalf of the client</li></ul>	<ul style="list-style-type: none"><li>○ Early collaboration promotes effective project coordination and communication from the start, creating an environment for success.</li></ul>
<b>General</b>	<ul style="list-style-type: none"><li>○ The client retains an architect or</li></ul>	<ul style="list-style-type: none"><li>○ This method appeals to clients</li></ul>

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<b>Contracting</b>	engineer to design the project and to prepare the necessary drawings and specifications. After the architect/engineer completes the drawings and issues them for pricing, the client selects the general contractor through a sole source or a competitive bid process.	who have the resources and construction experience to independently contract with the architect or engineer and general contractor. While it requires a longer schedule, you maintain greater project control, and may benefit from the reduced risk that is inherent in other project delivery methods.
<b>Integrated Project Design</b>	<ul style="list-style-type: none"> <li>○ Integrated design is a collaborative method for designing buildings which emphasizes the development of a holistic design. The process requires multidisciplinary collaboration, including key stakeholders and design professionals, from conception to completion.</li> </ul>	<ul style="list-style-type: none"> <li>○ Promotes collaboration and provides information and expertise throughout the process</li> </ul>

### 3.2 RENOVATIONS

\*List the sources here that were used for this information.

<http://www.sierraprojects.ca/>

#### General:

- For remodeling, building upgrades, etc.

#### Services/Products under Renovations:

Service/Product	Description
<b>Renovations/Remodelling</b>	<ul style="list-style-type: none"> <li>○ For older buildings, to modernize, to meet changing business needs</li> </ul>
<b>Building Upgrades</b>	<ul style="list-style-type: none"> <li>○ For building codes, seismic upgrades, fire stopping, roofing, concrete, windows, parkade</li> </ul>