

THE DIFFERENCES BETWEEN GENERAL CONTRACTORS AND

When a design project begins to move into the build phase, clients have to make a very important decision. Who do they trust to build their new facilities or renovative their pre-existing spaces? Do they want to use their own trusted general contractors, or do they entrust all subsequent decisions and project management to NewGround under a more traditional method? Both options are valid, and both options have pros and cons to consider before making the decision. Sometimes factors such as the local market, culture, and available workforce can also influence which option is better for each client and each project. But knowing the differences between the two is key to making an informed decision.



GENERAL CONTRACTOR METHOD OVERVIEW

The General Contractor construction method is when clients choose their preferred and trusted general contractor/s to undergo the construction process. This is typically in the case where the general contractors may be a customer or member of the client's organization, or they would prefer to use a local and trusted source. Hiring general contractors to undergo the construction and labor is extremely common, and most of the clients NewGround works with use this method. NewGround still oversees all labor and project management, but general contractors are completing the work.

BENEFITS OF THE GENERAL CONTRACTOR METHOD

There are several positives to utilizing the General Contractor construction method, including:

LOCAL BUYING POWER: General contractors will know the local market better than anyone else and will be able to provide goods and materials at a great rate. This can theoretically save on costs and manpower.

COMMUNITY INFLUENCE: Utilizing general contractors is a great way for clients to give back to their communities by directly hiring members and customers from the area. This will reflect positively on the financial institution.

EARLY DESIGN PROCESS COLLABORATION: If a

general contractor is chosen early in the strategy and design process, then the general contractor will be able to collaborate and provide input into the design. This can lead to an increase in productivity and allow contractors to catch and prevent potential problems before they arise. It can also result in cost-effective value engineering early on in the design process.

TRADITIONAL CONSTRUCTION METHODS



TRADITIONAL CONSTRUCTION METHOD OVERVIEW

The Traditional construction method is when NewGround handles all contractors, labor, project management, and build processes by directly overseeing the project. When clients want everything handled by one singular entity, this is the best method to employ. The contractor (NewGround) will handle the labor, materials, and all other aspects of the build process for the client.



There are several positives to utilizing the Traditional construction method, including:

FULL-TIME PROJECT MANAGER: when using the traditional method, NewGround will employ a full-time project manager to remain on-site for the duration of the project. Rather than checking in periodically at critical milestones to review the progress, the project manager will always be available every step of the build stage to catch any problems as they occur.

CONSTANT COMMUNICATION LINE: A full-time project manager means a 24/7 access line for clients to check in on their project. The project manager can reach out to the client in the event of any setbacks, issues, or in a more positive note, updates on what is going well or ahead of schedule.

INCREASED CLIENT INVOLVEMENT: by using NewGround as the traditional contractor, the client will have increased involvement throughout the process. When choosing builders, we present the client with a detailed document of all options and list them based on client preferences for every single trade that is involved in the project.



CONCLUSION

Overall, there is no wrong way to complete a project. Both the General Contractor construction method and the Traditional construction method have merits and advantages, and usually the choice will be made based on market availability, local contractor lists and preferences, and client input. Regardless of which method is chosen, clients can be assured that NewGround will be overseeing the project at every step. New Ground's quality control ensures that all projects are completed with the highest standards. We ensure that all contractors, whether chosen by NewGround or by the client, produce a highquality facility that both NewGround and our clients can be proud of.

