

# The Benefits Of Hiring A General Contractor In Saint Cloud, MN



## Introduction

Have you been planning to hire someone to work on your home? Depending on the size of your project, that can be a daunting task - especially if you start getting into a variety of specialty areas that tie into one another.

A complete bathroom remodel is a perfect example where flooring and tile work mingle with wet work, plumbing, painting, electrical, trim carpentry and more.

As a homeowner (or even a business owner), managing those individual jobs with a variety of contractors can be a headache.

Most of us don't have time to track a multitude of projects while managing other aspects of our lives, family, businesses, etc. A simple bathroom remodel is enough to drag time away from you. Imagine a string of projects throughout your entire home.

That's where a general contractor can do a lot to minimize the headache and frustration that comes with home improvement.

Remodeling your home or starting a new construction project should always be a pleasant experience because it represents the birth of something new and exciting in your life.

This report will help you see the benefits of turning the chaos over to a professional that's trained to deal with the labor, the dust, the tools, the frustrations and the organization while helping the homeowner keep the gray out of their hair.

I hope that you gain some benefit from this material and that it aids in helping you get your remodeling project off on the right foot.

Sincerely,

Craig Schoenberg



## What Is a General Contractor

To put it in its most simplistic form, a general contractor is a contractor who handles all aspects of a construction process either by directly managing their own crews to cover the individual projects within a site or by subcontracting out to other specialist contractors to handle those projects.

The general contractor takes on the responsibility of managing all the finer points within a construction project to ensure that our crews (with 100+ years of combined experience) and subcontractors work seamlessly with one another to create a masterfully crafted project.

Whether that's something as simple as a new island and stove combination in your kitchen or a complete facelift to your old Victorian home, a general contractor maintains the same standards throughout.

With a general contractor, most homeowners can take a hands off approach to their remodel as the contractor is typically responsible for handling and supplying all the resources, materials, tools and labor to get a project rolling. Your primary role is merely to communicate with the general contractor

## Are General Contractors More Experienced?

While laws vary from state to state, the state of Minnesota requires that all general contractors pass a series of examinations before obtaining their license.

A general contractor often holds a wealth of information under that hardhat in order to ensure that each project is done properly.

This way they can make certain that safety regulations are met, the expectation of the homeowner are met, and in the case of our own area the standards of the Builders Association of Minnesota and the National Association of Home Builders are met.

*“Working with Schoenberg Construction was like working with a close knit family. They kept the work area clean, communicated progress regularly and the end result was flawless...”*

*-Sandra Brakstad*

## What About Just Hiring Specialists?

The individual jobs within a construction project all require someone that is experienced in handling that specific type of work. A plumber to tend to your wet work, an electrician for wiring, a roofer for the roof, etc.

The general contractor doesn't often handle each of those projects on their own; after all he's not a handyman with a trusty old wooden toolbox. He is a highly trained professional that oversees all aspects of the design and remodel phases surrounding your home remodeling project.

True, you could personally handle hiring the individual contractors on your own and manage the entire process however there are a number of benefits that come with hiring a general contractor to oversee your remodel project.

### Benefit #1 – *They Have an Eye for the Project Specifics*

General contractors typically develop respect and appreciation for subcontractors that deliver quality work and they'll continue to work with those subcontractors.

On occasion their typical crews aren't available and they need to call in another subcontractor they might not be familiar with. All the same, the general contractor has a keen eye for the various parts of a remodel and understands exactly what quality work is. They can pick out poor craftsmanship and poor quality easily.

Trying to go it alone, you have to judge the work of the specialist. If you have no knowledge of the work being done, there's no way for you to ensure that it was actually done properly without having the work inspected – ***another costly investment.***

A general contractor can ensure that the work is done right *every time* by *every individual* involved in your construction project.

It's in their best interest to do so as well because not only are they responsible for the work being done but in central MN, general contractors gain a lot of work through referrals and community involvement.

We're not out to intentionally tarnish ourselves by being lax, and a general contractor certainly wouldn't endanger the life of a family and their home by letting anything slide.

## Benefit #2 – *Better Rates with a General Contractor*

Working with individual contractors can actually cost more than hiring a general contractor to manage the entire design phase. This is because general contractors often negotiate rates with those subcontractors to include them on major builds and remodels.

Specialists know that the contractor is feeding them work, and they'll often accept reduced amounts to work with that contractor. Those savings of course are passed on to you in the bulk cost of your remodel project

If you work with a specialist, they can directly charge you whatever they want to charge you to get the job done, and when you're working with a tight budget (which is the case on most remodeling projects) that little bit you save by working with a general contractor can make a big difference.

General contractors in St. Cloud also gain the benefit of discounts on materials and supplies, tool & equipment rental, etc due to the frequency of business. The savings in materials (often the bulk of the expenses next to the labor) also reduce the overall price of a remodeling project

Of course, the contractor also cracks the whip on the time clock to make sure that every contributor and subcontractor is on site and on time to minimize or eliminate delays.

All of these discounts show (indirectly) in what you pay overall for the project.

If you were to manage the project yourself, you could expect to pay upwards of 20% more for a completed project (if not more) and that doesn't include the cost of wasted time from delays between contractors, material deliver, phone calls, coordination and other aspects you need to manage.

*“We wish to express our thanks for your work on our new town hall project. We are extremely well satisfied with all of your efforts and will definitely recommend your company to others”*

*-The St. George Township Board*

### Benefit #3 – *Get Rid of Costly Errors*

It's thrilling to handle a project on your own. Some of us just love DIY projects and walking through a Home Depot store can really get the creative juices flowing.

It's entirely ok to dive into projects if you have the experience and tools to manage the job. There isn't always a need to swoop right into hiring a specialist or bringing on the services of a general contractor.

*But how do you handle mistakes?*

They can be pretty costly depending on the occurrence and it's not something that you want to tangle with if you're on a limited budget.

A bad measurement, a broken tool, cracked and broken materials, poor handling of resources or downright breaking something in your house (broken pipe = potential flooding damage) can all become a **huge expense**.

Note that these things aren't likely to happen with a general contractor (or even on your own) but if something like this occurs on a job site (your house) then you can rest assured the general contractor is in a position to not only *replace* damaged tools, resources and materials but **the general contractor will also handle the cost of repairs and damages**.

That's the benefit of hiring a licensed, bonded and insured general contractor making sure that *your remodel project will be handled in the most efficient, cost effective and safe way possible*.

### *Shop Smart*

The law will provide you some protection when selecting a general contractor so you have fewer issues to worry about with fraudulent work and incompetence. Keep in mind though that the law can't guarantee the honesty or performance of any given general contractor.

As a homeowner, you need to protect your investment by being a cautious consumer and staying informed. Take the time to research the project you're planning so that you understand the scope of work.

A good general contractor will review your project with you in as much detail as you need to understand exactly what's going on.

There are a number of things you should keep in mind when you're getting ready to settle with a general contractor for your remodel project.

### Before You Hire A General Contractor:

- Plan your project carefully so that you can make sound decisions and avoid overrunning your budget.
- Interview more than one contractor and solicit written bids, but don't just opt for the lowest bid. Take the smartest bid.
- Verify that the general contractor you're considering has a verifiable license.
- Ask each general contractor for references and contact info for those references. Interview those residential clients to determine the quality of work (go and see it if you can.)
- Ask about the suppliers that the general contractor utilizes and check into their payment record. This speaks a lot about their credibility.
- Request copies of the insurance certificate protecting the general contractor so you have a clear understanding of what is covered.
- Do a search online for reviews. Local sites like Yelp and Google business listings hold spaces for customers to review a business. Google the business name and general contractor to dig up reviews and information.
- Discuss smaller aspects of the project such as clean up, waste removal, access in and out of the home, where the crews will get electricity, etc.

Understanding as much as possible before selecting a contractor will help you make the right decision in who is best for your project.

Likewise, much of this information can alleviate common miscommunication and frustrations that commonly occur over assumptions and a lack of information/direction between the contractor and the homeowner.

### Once You've Chosen:

- Obtain a contract in writing that will include prices (including tax), terms of payment, fees for permits, the scope of work, a list of materials, warranties, start date and expected completion date of the project.
- Ensure that all permits are in place before any work begins and that inspections are being done to meet regulations.
- Be overly cautious about paying for work that has not been completed.

### Lastly...

#### Be Cautious With Contractors Who:

- Give you credentials and/or references that cannot be verified through any means.
- Claim expertise but are only trying to capitalize on popular trends
- Use any kind of high pressure technique to push you into a sale, such as “a special discount you only get today”.
- Works only in cash and/or requires a large deposit in excess of 10% in order to start working for you.
- Won't provide a written contract or complete and accurate bid.
- Requests you to pick up building permits.
- Requests to work only on weekends or late in the evening hours.

Working with a general contractor can be extremely rewarding, but like any other business it has its risks and pitfalls because of individuals that have less respect for themselves, homeowners and the industry we work in.

Schoenberg Construction has been supplying contractor services since 1974. Since that time, we have devoted ourselves to supplying quality services in construction to central Minnesota and the Saint Cloud area.

We care about making a difference in the lives of the homeowners we work for, homeowners just like you. It's a pressing goal to ensure every aspect of your project



comes together seamlessly so that your home remodel is not only a perfect fit for your home and family but also that it's safe.

Schoenberg Construction is a family owned and operated business, and *we consider our customers to be members of that family.*

If you found the material in this free report helpful and you'd like to know more about how a general contractor in Saint Cloud, MN can help you get your next home remodel project rolling then visit our website at...

<http://www.StCloudGeneralContractor.com>

Or Contact Us Today and Ask For Craig

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