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Introduction

In this modern world, builders face many problems when building a house or buildings to compete with the world in the way of building a modern house or building that is ecological, energy efficient and cheap, etc. These problems put pressure on the construction companies in a few days.

In this project, the construction in the Toronto, Canada has been studied. In the first assignment, the detailed study of the site has been made about the construction that can be undertaken at the area. After the analysis of the site, the proposal has been made here for the construction. The analysis of the construction as per the laws that prevail in the area has been done. It has to be noted that the construction at this area would follow the laws of Canada, and hence, same has been considered. He literature review has been done on the process which could be used for the construction in the area. The process has been defined and the marketing analysis has been done. The marketing cost has also been analyzed, so that the factors which could affect the marketing cost in the Canada could be known. After the analysis, a recommendation and conclusion has been draw on the study. The section of the data for the construction would be undertaken in the subsequence projects.

Literature Review

Given the support of political and regulatory bodies to expand the use of modern methods in many stakeholders, for some reason they still do not believe in modern construction methods. In the case of housing associations, there are doubts about whether modern roads can provide low-cost housing at affordable prices. This booklet aims to demonstrate that housing that exceeds the requirements of construction laws in terms of its material efficiency can be built

in a cost-effective manner. A consulting company is a team that has members with different skills. Must be a consulting company for the project manager, architect, civil engineering, geodesy, mechanical and electrical engineering, as well as landscaping engineer. The project manager must manage the project work and ensure that the project is completed on time. The engineer must create a unique and better design to show the client. Civil and engineering design is also an important member of the construction industry, where you must measure and assume that the amount will be used in the project. Mechanical and electrical engineering will use their skills to install electricity and use water in the home. For example, an electrical engineer will install a lighting circuit and make sure the building has electricity. The landscaping engineer helps make the building more interesting, such as using the paint for a wall and using a floor mosaic.

A selective offer, also known as initial offer or limited offer. The selective offer has two types: one or one stage, two stages. One phase or one phase of the process contains two envelopes, both technical and financial proposals. The two-step process should cover envelopes that are questionnaires after qualification and technical or financial rates. Selective bidding is open only to a limited number of contractors who are pre-qualified or pre-selected from the list. Therefore, they are invited by the employer to submit proposals or bid proposals. This project is very big and you need a suitable contractor for it. Therefore, the choice of the contractor is very important to guarantee the success of the project. Selective bidding should ensure that the only contractor with the necessary knowledge and competence offers the opportunity to submit an application.

There are many advantages and disadvantages of electoral competition. The advantages of this selected offer reduce the documents and reduce the auction period for open tender. Check the bid references based on the price and you can choose the lowest ones with a little risk. This offer of selectivity is the best management of the bidding process and the preliminary

qualification, the number of potential bidders has been drastically reduced. The use of selective offers also has a drawback, such as the process of developing a list of offers, prequalification and bidding for the use of more resources by the employer.

Marketing Analysis

The selected contractor will begin to participate in the preliminary contracting process as an independent but independent construction expert. This process helps the expert to develop an innovative and economical design. Practical skills are necessary to ensure that the project is completed on time and to guarantee the quality and cost of the materials. Contractors should minimize delays if the date arrives.

How selective offers, participation in the company's bid or elections meet specific criteria for criteria such as financial position, experience, capacity and efficiency. The price and quality are important elements in the auction. This method is always used in a complex project, because the contractor can develop any interesting and unique plan.

Construction industry: one of the largest industries facing many challenges, such as prequalification, bidding and selection of contractors. This is due to the fact that the selection criteria will be effective in building construction projects. The contractor selection process cannot be achieved if the prequalification criteria for the tender and the bidding process will not be associated with the implementation of the project in terms of time, cost, quality and customer satisfaction. The different types of projects and objectives must have a different relationship for each selection criterion.

The purpose of selecting a good contractor: the contractor to determine the prequalification criteria and the bidding criteria and procedures bids. Other objectives also determine how the initial qualification of the contractor, the bid criteria and the bidding procedures affect the

project. The objective of this selection criteria is to qualify for an effective contractor test, examine the contractor's bidding criteria, examine the contractor's effective procedures and the path to the contractor's prequalification criteria, the criteria for the bidding procedures and the tenders affect the efficiency of the project.

Financial considerations are related to the financial sustainability of the contractors. Also, consider contacting and making arrangements with the bank. The past performance is above the schedule and exceeded the previous costs and failures of previous projects. The good contractor never had any failure to complete the projects. The good contractor also has a good relationship with the owner or customers. Technical capacity is related to technical experience, equipment and equipment, as well as experience. The experience and the materials used to complete the project are used. Management skills: the quality of previous work and how the contractor runs the time to complete the project, the contractor to control costs, the contractor directs a business management organization.

Marketing Costs

Because the construction industry is very large, the industry not only assigns structures as products, but also creates millions of jobs around the world, thus affecting the nation's economy. Although the construction industry has greatly expanded the country's GDP, there are many failures in the construction industry that negatively affect the economy, or rather the postponement of the expected positive impact. These failures mainly due to large investments in the project, then the project becomes a big failure, and there are many reasons for the failure of the project, and most of these failures tend to become a burden for developers or investors, as well as for the economy as a whole, and since these projects have become more expensive. In some cases, the project budget is four times greater than the initial projected budget. These projects have a significant expansion on the planned

completion date, which delays the expected cash inflows from this particular source. For example, the Scottish Parliament is being built, one of the biggest failures in the century, although the project does not take only extended for a period of three years to complete, compared to extending the duration of 8 years of the power plant in Finland, the budget was increased by 700% of the original budget. Already in 2014, the Dubai Metro project caused significant damage, which took another 5 years to increase almost 80% of the estimated cost of the project. In developing countries, where the country's population is actively developing, they cannot invest in projects and turn the project into one of their biggest failures. This is for these reasons. Appropriate studies are needed to better understand the areas in which the project may enter a public disturbance. One of the main factors leading to the failure of the project is the delay in the progress of the project, there are different reasons for the delay in the project, but some of them is only adequate and can be associated with a specific country. Delays are expensive and time-consuming, they are very common in our times and times. Delays play an important role in any project, which determines the success or failure of the project. If these delays are not carefully examined, or if the appropriate measures are not taken to avoid specific delays, they will have a great impact on money and time. It can have negative consequences for these effects depending on the magnitude of the impact, and not only can it result in an extension of time to increase project costs, but also to stop the flow of funds from the infrastructure, and not generate the amount of investment income without the completion of the project. Such cases, in general, involve timely investments and timely financial, these results sometimes lead to legal disputes and confrontations or in severe cases the complete termination by the contractor or client to terminate the contract. It can be expressed as the difference between the total contracts agreed upon and the final cost of the project as one (Ammar Kaka, 1991), and if the ratio is greater than 1.0, this refers to the increase in spending. "Contractual factors, such as change orders (changes in the results and

requirements), as well as errors and inconsistencies in the contractual documents lead to an increase in expenses" (Murali Sambayevan, 2007), and the author's payment, as well as the excess time can lead to cost overruns. Infractions affect both the contractor and the customer, which can sometimes lead to disputes and litigation.

Development Feasibility Recommendation and Conclusion

The construction industry is very important for the development of the country. Before making a prediction, the bidding process must be carried out and the contractor must be selected first to ensure smooth operation and minimize problems. Choosing the right type of offer will lead to development. Choose a good contractor or make sure the job can finish on time. It will look like the previous performance performed by the contractor. In addition, the financial management of the contractor is also one of the criteria found.

In this task, the type of offers is a selective tender. The selective offer is suitable for the circumstances, because the construction is very complex and requires more attention. For example, to make the lighting look more urban and modern. The home must also have security, such as the use of CCTV and armed guards for the safety of the client.

In conclusion, the bidding must be done first, before the construction activity takes place. Many people are involved in construction to build a building. Client, engineer, architect, contractor must have a good relationship with the success of the project.

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