



The Role of a General Contractor or Construction Manager in a Dome Project

Wondering why you'll need a contractor for your dome project?

If you're in the early stages of planning the construction of a dome, the process is no different from a traditional construction project. Even though domes go up faster and cost less than most structures, they still require careful planning, precise work, and proper permitting, like any real estate development project. For these tasks, an experienced contractor simply cannot be replaced.

When it comes to building a dome, The Farley Group works closely with your local general contractor or construction manager to get the job done as efficiently as possible. These professionals typically oversee all aspects of construction, and often take the lead on the planning and permitting phases as well.

Here are some of the responsibilities of a contractor in the dome construction process:

Approvals and Permitting

Contractors help get the project off the ground. They lend their experience working under your local by-laws and building codes to help you plan the project, sort out zoning issues, and obtain the necessary building permits. Once these issues are dealt with, the site preparation and construction can begin.

Contractors are also needed to coordinate other local professionals that you'll need for your project, like architects and engineers. Each municipality has their own unique process, and having the right team of professionals will keep your schedule on track during the planning and permitting phase.

Towards the end of construction, these professionals, including your contractor, also coordinate with the local building authority for required inspections and final approvals for occupancy of your facility.

Site Preparation

You need more than an empty space to build a dome. Before construction begins, your contractor will handle the excavation and balancing of the building site, along with any site remediation necessary to ensure the land is safe to build on.

Construction

Once all permits and approvals are in place, construction on site can begin. Your general contractor or construction manager will oversee all site work, including the concrete grade beam anchoring system for the dome, the sub-base for the interior surface, and the concrete pads for the dome's entry/exit points and mechanical equipment.

Our domes use complex mechanical systems to maintain a comfortable climate and adequate air pressure inside the structure. Contractors work with skilled subcontractors to ensure safe and reliable electrical service and distribution (including wiring for the dome's mechanical controls), gas service and plumbing, and the final connections to energize the dome's mechanical and lighting systems.

Contractors also handle the peripheral infrastructure for sewer and storm water management, and the installation of the parking lot and parking lot lighting. And, of course, if your facility plans also include a clubhouse building, your contractor will oversee its construction as well.

Why Use a General Contractor and/or a Construction Manager?

There's a lot more to building an air-supported dome than simply putting it in place and inflating it with air. When you look at all the steps involved, it's clear why we partner with experienced professionals. Constructing a dome, especially with large fieldhouse facilities, is a real development project.

Throughout the process, The Farley Group is here to help along the way. You can research at your own pace in our [digital resource library](#), and when you're ready, reach out to us to discuss how to make your unique dome vision a reality.

