



BUILDING HOMES. BUILDING RELATIONSHIPS.

OVERHEAD FEE AND INCLUSIONS

When Structure is engaged to manage a custom homebuilding project, we are compensated in the form of a fee based upon the percentage cost of the project. In addition to project management and administrative services during the construction phase, we also provide management services as our orchestrator/facilitator during the pre-development design and permitting phases of a project. This participation enables a variety of positive consequences for the quality of the finished home and your experience with budget control and schedule achievement. In addition, our involvement in pre-development reduces the scope and efficiency of other design consultants who are also being guided in the direction of your overall goals.

Included within our services for the aforementioned fee structure are the following:

- Project Management
- Project Administration
- Project Accounting
- Risk Management
- Warranty/After-Completion Care

A Project Manager is perhaps the most pivotal person in the process of leading your custom home building effort. This person is not the field superintendent responsible for scheduling work at the site, managing the work flow of the project and overseeing the quality control on site. The Project Manager is your point person, the person who walks with you through every phase of design development, product and material selection, resourcing, pricing and purchasing every component of the home and managing the budget and schedule of the project on your behalf. This is the person our clients talk to every day during the course of the project who addresses all of the project needs as well as taking responsibility for the management and achievement of our commitments to you.

If you compare Structure to other general contractors, it is important to make sure your builder has both project management staff and field supervisory staff as their roles are very different. Many speculative home builders for example, do not provide project management staff. Custom home builders, who focus on guiding clients through the process, generally do. The Project Manager, project accounting, project coordination and all support administrative requirements are all components included within the stated fee structure.

Further, the contractual relationship must provide you with some very important protections for a project of this size and scope. In addition to guaranteed costs and schedule protections, lien control, insurance management of all sub-contractor trades, project safety, product and workmanship, warranties and appropriate risk management...are also important considerations. Our fee is the only compensation we receive and all benefits of our buying and management effort are for your benefit exclusively. We do not make profit on any other line item within a project budget, every ounce of our resourcing and purchasing is fully disclosed...with all cost savings achieved go to the client. Essentially, we become advocates for our clients best interest without conflict...we collaborate with you and entire team for the optimal price and quality.