



## What We Do

We provide innovative project management, construction and design development services for clients in the greater Denver / Boulder markets. Our company is known for our ability to deliver high-quality projects on time and on budget. We have a strong commitment to health and safety, we operate **Incident and Injury Free** on our project sites. Our team combines more traditional design skills with state of the art green-built and net zero design solutions. We partner with specialist whose technical disciplines range from site and architectural design, systems engineering, project budgeting and scheduling, construction techniques and delivery, to strategic procurement. Our focus on sustainable design and construction methods has won green rating certification for many of our projects.

Open Concepts, LLC brings our expertise to a broad range of residential projects including new ground up construction, renovations and remodeling, additions, site development, and landscape design and construction. Our primary client base is single-family and small multi-family property owners.

Regardless of a project's size or complexity, we employ end-to-end solutions and tailor them to meet our client's needs. This flexible approach is the foundation of the strong lasting partnerships we enjoy with clients, trade partners, and contractors. Our clients know we bring invaluable hands-on experience, and local knowledge to the task of completing projects in the most productive, cost-efficient manner possible.

## How We Do It as Program and/or Construction Managers

Open Concepts, LLC's business model, although not unique, is a true differentiator in the construction industry. We provide our services for a stipulated fee usually determined and set in the early stages of the project's budget development. Our fees are not driven by marking up materials or labor, nor are they affected by changes in product or design; we manage a client's project as if it were our own, shopping for best prices and best value.

Our services are treated like every other budget line item and/or contract in a project. We create a contract obligation between our clients and Open Concepts, LLC that articulates our services and our fee; we typically bill 2%-3% for preconstruction services. Our total construction fee can range from 10% to 13% of the total projects costs depending on the complexity of the project. The fee is split by the number of estimated months of scheduled construction and then billed in even monthly payments over the duration of the project. Open Concepts, LLC finds that our client's recognize the value of our services when we deliver their project on schedule and at or below budget.

## Company Differentiators

Open Concepts, LLC is identified with numerous market driven differentiators, this how we differ:

- We utilize only licensed and insured contractors for all building tasks including site development, foundation work, framing, roofing, electrical, HVAC, plumbing and other trades as may be mandated from time to time by the municipality we are working in.
- We exercise an **Incident and Injury Free** jobsite; we strictly enforce and involve our contractors, subcontractors, and material suppliers to adhere to our procedures and policies for a safe workplace environment.
- We **Buy-out** specific performance for materials and labor contracts on behalf of our clients providing savings directly back to our clients. Often times utilizing realized savings to incorporate better quality products and systems into the project, at the owner's discretion.



- We charge a stipulated fee for our services, this fee is established at the culmination of the budget development process. Our fee does not increase as a result of changes in the materials selected or the labor to install them; we are not change order motivated... our fee does not fluctuate during the course of the project.
- We identify, recommend and help you purchase your projects major systems, products, and components saving you the traditional “contractor mark-ups” on products and labor acquisitions. We can demonstrate significant savings to you by working directly with you to resource your projects products and labor.
- We can save valuable time in the project’s schedule and your lender’s requisition process by simply scheduling the appropriate sequence of work and the requisite draws required to pay for that work done. Our scheduling reduces the cost of contractor borrowed funds and saves valuable contractor time by eliminating or reducing their billing cycles. Our subcontractors can work without worrying about getting paid on time for work completed on schedule.

## Services We Provide

- Design development
- Product research and value engineering
- Cost estimating, project budgeting and scheduling
- Managing municipal submissions, applications and inspections
- Product selection to include viable alternates that acknowledge market trends, availability, aesthetics, and functionality
- Writing and managing contractor and subcontractor contracts and their requisite insurances
- On-site decision making
- Creating payment draw schedules and collecting lien waivers
- Procuring the project’s Certificate of Occupancy, materials warrantee’s, and contractor guarantee’s
- Creating and tracking as-built plans
- Provide a digital photographic record of the project from start to closeout
- Detailed project cost accounting
- Project close-out

## OPEN CONCEPTS, LLC

OPEN CONCEPTS, LLC is our successor company to several other companies based in states other than Colorado including New Hampshire, Maryland, and California. Please ask us about our past accomplishments and projects.

Our personal resumes are available upon request. Thank you.

Kind regards,

Chris Herrin