



CONSTRUCTION LEADERS

# TEXTURA FACT SHEET FOR U.S. SUBCONTRACTORS



## Textura™ Construction Invoicing & Payment Solution: Work Faster and More Efficiently

PCL has invested a significant amount of time and money in the analysis and development of Textura™ to meet PCL standards. PCL strongly believes that this product will enhance the relationships and transparencies between PCL and subcontractors in relation to payment applications and related documents, throughout the construction lifecycle.

### What Is Textura™?

Textura™ is an Internet-based construction invoicing and payment solution that PCL is incorporating into all its Buildings Operations. With the Textura™ system, subcontractors can electronically sign and submit payment applications—including invoices, sworn statements, and conditional and/or unconditional lien waivers. Payments are made electronically via ACH (Automated Clearing House) resulting in faster access to your funds. In addition, Textura™ facilitates submission and tracking of all PCL compliance documents and sub-tier lien waivers. In short, Textura™ has revolutionized the construction payment process. Over 10,000 subcontractors currently use Textura™ to submit their pay applications every month.

### Sign Pay Applications and Submit Electronically

Textura™ automatically generates the required payment application documents and transmits them to PCL electronically at the click of a button.

- Invoices are created by simply entering a % complete or \$ value by line item of your billing breakdown
- Electronic submission of documents eliminates the expense and inconvenience of fax or hand delivery
- Invoice amounts are verified with lien waiver and payment amounts, reducing the risk of error

### Receive Payments via ACH

Textura™ uses the secure ACH network for electronic deposit of funds to accelerate the payment process.

- ACH will deliver funds faster than a manual check and all banking information/setup is administered by you. Payments are made through Textura™ directly by PCL and are subject to the terms of your subcontract.
- ACH payments work like direct deposit – funds are immediately available, no waiting for the check to clear
- Textura™ alerts you via email that payment has been disbursed
- Current month signed unconditional lien waiver is not released via Textura until ACH payment has been received by subcontractor

### Know What is Happening, When It Happens

Textura™ offers you complete visibility throughout the draw process and notifies you of critical events.

- Receive real time notifications when a draw is opened, change order issued, payment released, etc.
- Receive email reminders to update expiring insurance documents and notification of non-compliance
- Online invoice approval and amendments ensures that both parties are informed of final invoice amounts
- More transparent/open process regarding the status of billing and compliance documents

### Manage Documents Online

Textura™ makes project documents created in or uploaded to the system available for viewing, printing or downloading to your computer. Textura™ will store these documents for a minimum of seven years.

- Pay Application backup documents are submitted quickly and easily via an upload attachment feature
- Electronic submission and tracking of compliance documents such as insurance certificates
- Pay Applications will get to the correct people quicker, eliminating lost or delayed documents
- Ensures PCL's and your records are the same, reducing errors as a shared database is being utilized

### What Does It Cost to Use Textura™?

For subcontracts associated with projects created on or after February 1, 2014 the following fee will apply:

Subcontract (SC) Value	Fee
< \$27,778	\$50 (min)
\$27,778 - \$1,388,889	0.18% of SC
> \$1,388,889	\$2,500 (max)

The above table illustrates that each subcontract on Textura™ incurs a service fee based on the subcontract value. For example, a \$100,000 subcontract incurs a \$180 fee, which is deducted from the subcontractor's bank account or credit card. If the SC Value changes by +25% or -20% before the contract is billed in full, the additional fee will be charged or refunded. When the subcontract is billed in full, a final reconciliation will be performed and any additional fee charged or refunded; however, sums of less than \$10 will be neither collected nor refunded. There are no additional fees for licenses, training, or call center support. See Textura™ Terms & Conditions for more information.

### Technical Requirements:

The Textura™ application is completely web-based—there is no software to install. Users need only:

- Internet access (high-speed recommended)
- Email address for each user
- Adobe Acrobat Reader 7.0 or higher (free download)

### Free Training & Support:

Textura™ supports your training needs with:

- Computer-Based Training (CBT) modules
- Group webinars
- Individual training by phone
- Classroom training where available

Support representatives are available to answer your questions at 866-TEXTURA (866-839-8872).

For information on how to get started, please call 866-TEXTURA (866-839-8872) or visit the Textura™ website at [www.texturacorp.com](http://www.texturacorp.com)