

L.E. BACA

CONSTRUCTION

Architecture - Engineering - Construction
Since 1984



**ARCHITECTURAL DESIGN
PROPOSAL & PROCESS**



California / Silicon Valley

Since we've opened our doors in 1984, L.E. Baca Construction Co. has become one of the most trusted Architectural and Structural Design Builders in California serving the entire San Francisco Bay Areas Silicon Valley.

Over the last 35 years, we have Designed, Engineered and Built numerous custom homes, residential renovations, commercial and public construction projects.

No project is ever too big or too difficult for our team of experienced and dedicated professionals, you can rest easy knowing your project is always in good hands.

510-912-0911

www.bacaconstruction.com

EXPERIENCE

SINCE 1984



W H O W E A R E



ESTABLISHED 1984

Lic: 450941

L.E. Baca Construction, located in historic San Francisco Bay Area Ca, is a fully integrated Architectural Design, Structural Design and Construction firm serving the greater San Francisco Bay Area and the surrounding counties. Over the past few decades, we have established ourselves as one of the most trusted team of Design Builders and Structural Builders.

EXPERIENCE - KNOWLEDGE

We provide Architectural and Structural Design, Design-Build and Construction services for a wide range of projects including custom homes, home renovations, forensic re-construction, structural engineering, commercial construction, facilities construction, construction management etc.

We will always design with a cost effective solution in mind, and manage every detail of your project through construction completion to make sure your experience is one of trust, ease and involvement. Our dedication to customizing our services based on our clients' needs has earned us a stellar reputation among individuals and businesses.

STRUCTURAL FIRST



We design the preliminary architectural stages with the emphasis being that of structural design and engineering always, on every project, every time.





STRUCTURAL FIRST

STRUCTURAL FIRST APPROCH

Our entire process of Structural Design and Structural Construction including pre-development planning requires not only conceptual thinking but also sound knowledge and practical aspects of complete structural building practices, such as construct-ability, recent engineering codes, backed up by ample on-site experience.

Structural Design and Structural Construction is one of the more fundamental and important services that we offer. We provide innovative solutions on a variety of Structural Engineering and Structural Construction projects, from simple building designs and construction to complex structural stabilization of entire buildings, we have 35 years of experience and provide cost effective Structural Design-Build solutions that meets the needs of our clients.

A BETTER APPROACH

STRUCTURAL DESIGN-BUILD

L.E. Baca Construction and its engineering partners offer a full range of condition assessment and Structural Design-Build Services, we not only design the structural elements we also build it. Along with direct access to qualified specialty Structural Engineering partners, we excel at the Structural Design-Build and Structural Construction process.

STRUCTURAL FIRST



EXPERIENCE

We put Structural Design and Engineering first and paramount where it belongs, before all other pre-development processes. We always design the Architectural around the Structural Design and Engineering.

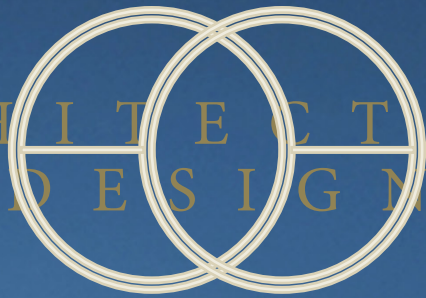
STRUCTURAL SERVICES

- Structural Design
- Structural Engineering
- Seismic Engineering
- Structural Planning Review
- Construction Management
- Site Construction



A R C H I T E C T U R A L
D E S I G N

ARCHITECTURAL
DESIGN





ARCHITECTURAL DESIGN

DESIGN BUILD

Complete Design-Build service helps keep your pre-development Architectural / Structural Design and Construction project running smoothly because you deal with one company from start to finish. For most projects, the full service Design-Build approach we offer is the most convenient and cost effective method and eliminates extra project management from overwhelming clients.

A BETTER APPROACH

From multi-residential projects and custom homes to residential renovations we can provide the knowledge and experience to complete any residential construction project.

We have the construction expertise and relations within the industry to keep projects on track from our in house Architectural Design production through post-construction thus determining and regulating how our client's time and budget is best used towards a successful build out.

ARCHITECTURAL DESIGN



EFFICIENT PROCESS

All Architectural Design is performed in-house you will be dealing with one person throughout the entire design and engineering process, saving valuable time and keeping project as cost effective as possible .

ARCHITECTURAL SERVICES

- Architectural Design
- 3D Modeling
- Visualization Rendering
- Structural Design
- Custom Homes / New Construction
- Remodel / Renovation
- Structural Engineering
- Zoning Changes
- Planning Review
- Solar Design Report
- Historical Review
- Green Build Implementation
- Project Costing



DESIGN SERVICES PROPOSAL

THIS AGREEMENT, Made as of:
November 3, 2021

Proposal # AR- 21-1092

Between the Owner:
(Project Location)

Michael Baca
1955 Arroyo Seco Dr
San Jose Ca 95125

And the Designer:

L.E. Baca Construction Co (*Lic 450941*)
35120 Buckingham Court
Newark, CA 94560
(510) 912-0911

Parcel A.P.N:

288-21-011

Zoned:

R-1-5 Residential Single Family

Existing Lot:

11,760 SF

Existing Buildings:

To remain

Year built:

1959

Total Lot Coverage sf:

3,100 - Approx.

First floor sf:

2,700 - Approx.

Second floor sf:

0

Garage/carport sf:

400 - Approx.

Bedrooms:

3

Bathrooms:

2.5

Contract Type:

Architectural Design

Project Type:

Contract is for 1st floor addition. Draft existing as-built plan and revise existing interior house plan to address client needs including renovations. *Project is not to be designed for Accessory Dwelling Unit (ADU) use.*

Project Approx. Size:

400 - 500 SF – 1st floor



DESIGN
PROPOSAL

ARTICLE 1. UNDERSTANDING

See Contract for Details

ARTICLE 2. PHASE 1 - SCHEMATIC CONCEPT (AS-BUILT DRAWINGS)

- a. The schematic design phase shall begin with an initial meeting. During this meeting, designer and the owner shall discuss the programmatic requirements and basic design parameters of client's current design layout for the project.
- b. Based upon the mutually agreed upon layout established in the initial meeting, the designer shall prepare a set of schematic design documents for review by the owner. These concept plan documents shall include **(1)** rough existing floor plan and as well as any specific information requested by the owner and agreed to by designer in the initial meeting. These are usually extremely basic showing overall layout, room sizes and adjacencies.
- c. Please understand that phase 1 Concept Design drawings are very rough, and all conditions and walls may not be 100% exact placement and will be finalized during Phase 2 Design Development. ***If contract is for As-Built drawings only then all As-Built drawings will be finalized in this phase.***

ARTICLE 3. PHASE 2 - DESIGN DEVELOPMENT

- a. The design development phase shall consist of (4) online review meetings, (4) design revisions and receipt of schematic plans for review. All other plan revisions or review meetings will be billed as per Article 7.
- b. At the first design development online review meeting the owner and designer will review the drawings and discuss changes, options, questions or general concerns regarding the design.
- c. The designer will then prepare a set of CAD and 3-D documents showing the modified floor plan, layouts for online review and approval.

ARTICLE 4. PHASE 3 - CONSTRUCTION DOCUMENTS

- a. Based on the approved design development the designer shall prepare the final construction documents for city permit submittal consisting of typical plan documents including insertion of all needed sub consultant pages.



DESIGN
PROPOSAL

- b. All city etc. submittals will be made as online uploads exclusively.
- c. Production of the final Architectural Design (not including needed sub-consultants work) shall take approximately **(30)** business days to complete, however cannot guarantee due to current State pandemic working conditions etc. city building regulations.
- d. The designer shall file all documents related to obtaining appropriate building permits in the property owners, or licensed contractors name as per local requirements, designer will make all revisions required and requested by city plan check as needed and re-submit to city Building Dept. as needed.

ARTICLE 5. DOES NOT INCLUDE

- a. All meetings will be handled online only, there will be no personal site visits at all including owners, city offices etc. Except for needed site field measurements and initial client discussion.
- b. Any ADU document processing etc. at all for City, County Assessor etc. including documentation, handling, meetings etc. All required ADU County Assessor related services will be considered additional services and billed separately per Article 7.
- c. Any city and county permit fees taxes etc. Any city department site visits. (All city etc. submittals are made online only)
- d. Any field testing, digging, verifying locating or sizing of any underground or otherwise hidden, utilities, services, or systems.
- e. Any detailed kitchen/bathroom design, specs, layout, 3d views etc. This is handled by a kitchen/bathroom designer if needed.
- f. Any construction, construction management, project budget creation or construction costing. Any contractor bid solicitating or consultations, contractor construction needs consultations or contractor costing consultations.
- g. All needed sub consultant fees, designs, or calculations.
- h. Any printed plan sets, or pages as needed for city submission or client review, including all city required revisions, city requests, owners request etc. All plan printing costs and fees will be billed separately.
- i. There is no representation or guarantees at all for all existing current property or site conditions, including but not limited to structural conditions or issues, city or county code violations, planning and zoning violations or any illegal conditions.



D E S I G N
P R O P O S A L

- j. No drawing, representation, comments, calculations at all will be made regarding any changes to existing conditions drawn and constructed by others. No guarantees or representations are made for all existing or changes to existing construction methods, structural conditions, design etc. for any existing conditions designed and constructed by others. Any existing construction conditions in its entirety (in all stages) are not included in this contract, that is between property owner and the contractor involved in the design and construction.

ARTICLE 6. COST AND PAYMENTS SCHEDULE

\$ 4,500	Phase 1 - Schematic Concept Design (As-Built Drawings)
\$ 4,500	Phase 2 - Design Development
\$ 1,500	Phase 3 - Construction Documents
\$10,500	TOTAL CONTRACT COST

PAYMENT SCHEDULE:

See Contract for Details

ARTICLE 7. SUB CONSULTANT ESTIMATES

- a. The following are typical Sub Consultant estimates only, we are not suggesting the need for on this project they are for reference only. All Sub Consultant costing is ESTIMATED ONLY until Architectural Design is completed, reviewed, and proposed by each Sub Consultant needed.
- b. Any services will only be supplied if required or requested by Owner, City, County etc. **Any entries with no cost amount inserted does not mean the service is not needed, it only suggests there is no estimated cost available at this time.**
- c. Fees for all sub consultant services are to be paid in full prior to starting service and will include a **20% company fee markup added.** Below costs are in addition to the Architectural Design fees and not included in the Architectural Design contract.
- d. Owner will have total and complete control over all Sub Consultant selection, all Sub Consultant Contracts will be in owner's name directly.



DESIGN PROPOSAL

TYPICAL SUB CONSULTANT ESTIMATED COSTS

PHASE 2: DESIGN DEVELOPMENT (Design Review City Submission)

Property Survey	Lot Topo and Boundary	\$
Civil Engineering	Utility Locating, Tentative Site Plan	\$
Geotechnical Engineering	Soil Report	\$
Landscape Design	Preliminary Design	\$

PHASE 3: CONSTRUCTION DOCUMENTS (Building Permit Review Submission)

Property Survey	Setting of Property Corners	\$
Civil Engineering	Construction Documents	\$
Structural Engineering	Per Building Design	\$ 4,500
Energy Calculations T24	Per Building Design	\$ 450
MEP Engineering	Per Building Design	\$
Fire Sprinkler Engineering	Per Building Design	\$
Landscape Design	Final Design	\$

ADDITIONAL SERVICES:

Site Meetings (1 ½ hr min.)	\$265.00 /hr.
Additional Revisions or Review Meetings	\$265.00 /hr.
Plan Printing Approx.	\$ 4.50 /per page

ARTICLE 8. OWNERSHIP OF DOCUMENTS AND INDEMNITY

See Contract for Details

ARTICLE 9. ACCEPTANCE

This is a Proposal only not a Contract or Agreement for Services or for approval, a detailed legal contract will be provided if above terms etc. are approved and signed by property owner and L.E. Baca.



DESIGN
PROPOSAL

CREDITS OR DISCOUNTS

There could be a partial credit of Architectural Fee of **\$5,250**

If and only if clients choose L.E. Baca Construction Co. to perform and L.E. Baca Construction so chooses to perform the actual Construction or Project Management services designed herein.

- a. It is understood L.E. Baca Construction is in no way obligated to estimate, propose, or perform any or all Construction or Project Management services for this project.
- b. All credits or discounts will be applied to Construction or Project Management Contract itself and not part of this agreement.

C A L C U L A T I O N S

P R O P E R T Y

PROPERTY CALCULATIONS

Owner: Michael Baca
 (Project Location) 5080 Hyde Park
 Fremont Ca

Designer: L.E. Baca Construction Co (Lic 450941)
 35120 Buckingham Court
 Newark Ca 94560
 (510) 912-0911

Date: 3-Nov-21
Acct #: AR-21-1092
APN: 288-21-011
Zoning: R-1-5
PUD: ?

Type:	Addition to Existing	
Location:	Rear Yard	
(E) Lot Size	11,760	
(E) Rear Yard <i>(Required SF)</i>	NA	% or NA (Need to confirm w/ city)
Max Lot Coverage	45%	
Max Lot Coverage <i>(Rear Yard)</i> :	NA	% or NA (Need to confirm w/ city)
Max FAR: <i>(% or SF)</i>	45%	
Max No Sprinkler	NA	% or NA (Need to confirm w/ Fire Marshall)
	1st Floor	2nd Floor
(E) House	2,700	0
(E) Garage	420	
(E) Misc	0	
(N) Addition to House	0	0
(N) ADU - Detached	0	

DRAFT ONLY

NO GUARANTEES ARE MADE TO ACCURACY OF ANY INFORMATION HEREWITHIN. CITY CONSULTATIONS ARE MANDATORY.

DO NOT rely on any calculations or make any decisions based on this DRAFT concept form. Complete City Planning, Building and Fire Department consultations must be made to confirm accurately.

P R O P E R T Y C A L C U L A T I O N S

FLOOR AREA	EXISTING	PROPOSED	TOTAL
House <i>(1st Floor)</i>	2,700	0	2,700
House <i>(2nd Floor)</i>	0	0	0
Garage	420		420
Misc <i>(1st Floor)</i>	0	0	0
FLOOR AREA TOTAL	3,120	0	3,120

LOT COVERAGE	SF	%	REMAINING SF	
Lot Size	11,760			
Max Lot Coverage	5,292	45.00%		
Lot Size <i>(Required Rear Yard)</i>	NA			
Max Lot Coverage <i>(Rear Yard)</i>	NA	NA		
(E) House <i>(1st Floor)</i>	2,700	22.96%		
(E) Garage	420	3.57%		
(E) Misc <i>(1st Floor)</i>	0	0.00%		
(N) Additional	0	0.00%		
(N) ADU - Detached	0	0.00%		
LOT COVERAGE <i>(Must be Below Max)</i>	3,120	26.53%	2,172	Approved
LOT COVERAGE REAR YARD <i>(Must be Below Max)</i>	NA	NA	NA	Not Approved

FAR CALCULATIONS (2nd Floor Coverage)	SF	% or 1000 sf Max	REMAINING SF	
Max 2nd Floor Coverage	1404	45%		
(NE) 1st Floor <i>(Including Garage)</i>	3,120			
(NE) 2nd Floor	0	0.00%		
FAR CALCULATIONS (2nd Floor Coverage)	0	0.00%	1,404	Approved

FIRE SPRINKLER CALCULATIONS	SF	%	NOTE	
(E) House (Including Garage)	3,120			
Max for No Sprinklers	NA	NA	<i>Need to confirm with Fire Marshall, however if (E) home has fire sprinklers then (N) will require fire sprinklers regardless of size etc.</i>	
(N) 1st Floor	0	0.00%		
(N) 2nd Floor	0	0.00%		
FIRE SPRINKLER CALCULATIONS	0	0.00%		Not Required

SETBACK / HT REQUIREMENTS	1st Floor	2nd Floor
Front	20	
Rear	20	
Side	5 Min	
Building Ht		35
Accessory Structure (From House)		
Accessory Structure (Rear)		
Accessory Structure (Side)		
Accessory Structure (Ht)		



DESIGN PROCESS

PHASE 1 REVIEW AND CONTRACT

◆ MEETING - Project Review

During an introductory meeting to review the goals for your project, we spend time with you to understand what you been thinking about. We understand that there surely has been a lot of time and emotional investment leading to the decision of doing a project. We want to understand what is motivating you and will try to tailor our services to fit your needs.

◆ MEETING - Proposal and Contract

Preparation of a proposal and Contract based on our preliminary meeting is completed. The design Proposal and Contract is based on your specific project needs, meetings, design time, documentation etc. All contract documents will be signed and approved at this meeting.



DESIGN
PROCESS

PHASE 2

RESEARCH AND MEASUREMENTS

◆ **RESEARCH - Property Specific**

We will assemble all possible options after reviewing specific city zoning, design guidelines, building codes etc. and do all research required to determine what our design parameters are. We will also do some initial site research to confirm solar angles and any other site-specific conditions so we can be productive during the design process.

◆ **SITE VISIT - Field Measurements**

We will measure any existing buildings and conditions to use as the basis for our proposed drawings, then use these measurements to create "as-built drawings."

This as-built set of drawings will then serve as an accurate base to begin the proposed new design of the project. Please supply all property survey, deed restrictions etc. available, along with any other records relevant to the property.



D E S I G N
P R O C E S S

P H A S E 3
D E S I G N C O N C E P T

◇ **DESIGN DEVELOPMENT - Schematic Concept**

This entire process is iterative, as several options are presented at the beginning, and then based on client feedback, reworked until a particular design direction emerges.

We spend a couple meetings to review and also work via on-line presentation software and email. We will make changes with you in real time to create a design based on your input. Once we have an approved direction, we move ahead with what we call the Schematic Design Set, which includes proposed floor plans, sections, elevations, and a basic outline specification. Remember we always design with structural engineering as primary and forefront.



D E S I G N
P R O C E S S

P H A S E 4
P R O J E C T C O S T I N G

◆ **PROJECT COSTING - Preliminary**

Whether you decide to negotiate with us for a Design Build project or send the project to several bidders, we will support the pricing process. We want to make sure all budget items are resolved before completing the drawings for construction. We will produce a preliminary budget based on our drawings and will use our experience to help create and design as cost efficient as possible. We always Design with "value engineering" in mind, always. We will create a comparative costing spreadsheet to help go through all of the line items and ensure that your budget is being spent in smart and efficient way in every category.



DESIGN PROCESS

PHASE 5 DESIGN DEVELOPMENT

◇ DESIGN DEVELOPMENT - Final

Ideas are combined to create a solution that works best, and then this is refined through 2-3 revisions. We will produce full 3D model of the project here to help finalize all of the design decisions. We move ahead with all of the required drawings for a building permit concurrent with the full design development of your project.

◇ CONSTRUCTION DOCUMENTS - Sub Consultants Etc.

During this phase we coordinate with all sub-consultants including structural engineer, civil engineer, MEP etc. We also do extensive structural detailing of the project and complete the engineering as needed. Once the project design development is finalized we create drawings for permit. It might seem like the drawings are complete, but we still need to add another layer of information that is needed for city review. We also make revisions that come about through the pricing process. Finally, we know that at this point of the project you may want to adjust a thing or two. We allow for a few extra hours to accommodate those last minute thoughts.



D E S I G N
P R O C E S S

P H A S E 6
P E R M I T P R O C E S S I N G

◇ **PERMIT PROCESSING - City Submission**

The entire set of drawings, architectural, structural, civil, MEP, T24 etc are compiled to create the permit set. Some additional paperwork may also be needed. Depending on the size, complexity etc of project, the city review process can take one day to two weeks or even longer. Once project is submitted for permit, we will finalize the rest of the documents and tie everything together into a set that will be used to build the project. This set will be consistent with the permit drawings, just with more information. This phase includes design refinements of the approved design development documents, in particular, the refining of construction details. The construction documents shall set the detailed requirements for construction of the project so it can be confidently built.



O U R W O R K
R E S I D E N T I A L

NEW CONSTRUCTION LAND DEVELOPMENT



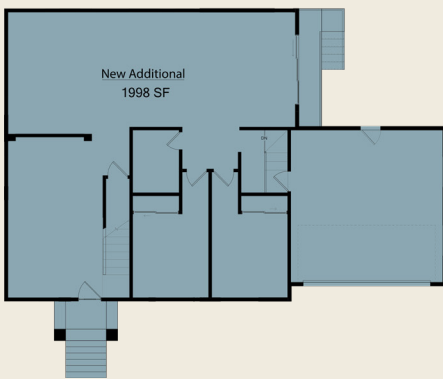
OUR TASKS

- Lot Sub Division
- Architectural Design
- 3D Modeling
- Visualization Rendering
- Structural Design
- Structural Engineering
- Civil Engineering
- Zoning
- Planning
- Historical Review
- Green Build Implementation
- Construction Management
- Site Construction
- Project Close Out

PROJECT DETAILS

Project: New Construction
Type: Custom Home
Contract: Design Build
Size: 3413 sf

NEW CONSTRUCTION LAND DEVELOPMENT



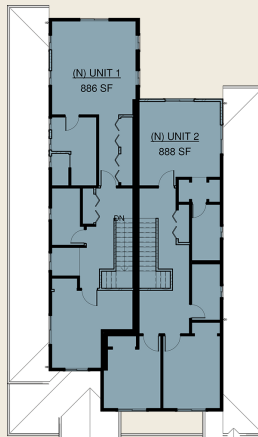
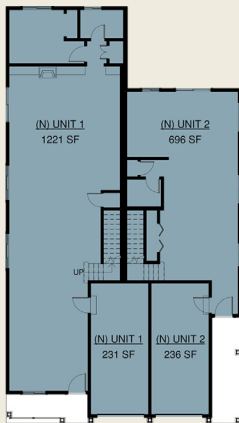
OUR TASKS

- Architectural Design
- 3D Modeling
- Visualization Rendering
- Structural Design
- Structural Engineering
- Zoning
- Planning
- Historical Review
- Green Build Implementation
- Construction Management
- Site Construction
- Project Close Out

PROJECT DETAILS

Project: New Construction
Type: Custom Home
Contract: Design Build
Size: 3123 sf

NEW CONSTRUCTION LAND DEVELOPMENT



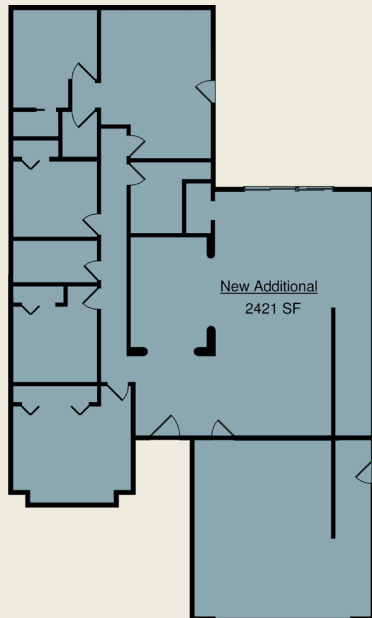
OUR TASKS

- Architectural Design
- 3D Modeling
- Visualization Rendering
- Structural Design
- Structural Engineering
- Zoning
- Planning
- Historical Review
- Green Build Implementation
- Construction Management
- Site Construction
- Project Close Out

PROJECT DETAILS

Project: New Construction
Type: Multi Family, Duplex
Contract: Design Build
Size: 4158 sf

NEW CONSTRUCTION LAND DEVELOPMENT



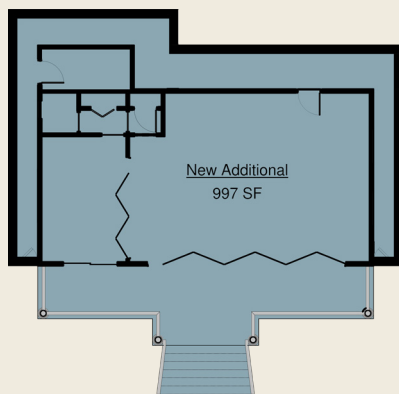
OUR TASKS

- Architectural Design
- 3D Modeling
- Visualization Rendering
- Structural Design
- Structural Engineering
- Zoning
- Planning
- Historical Review
- Green Build Implementation
- Construction Management
- Site Construction
- Project Close Out

PROJECT DETAILS

Project: New Construction
Type: Custom Home
Contract: Design, Pre-Development
Size: 2821 sf

NEW CONSTRUCTION LAND DEVELOPMENT



OUR TASKS

- Architectural Design
- 3D Modeling
- Visualization Rendering
- Structural Design
- Structural Engineering
- Zoning
- Planning
- Green Build Implementation

PROJECT DETAILS

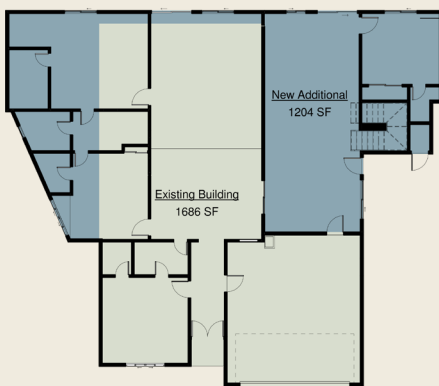
Project: New Construction

Type: ADU

Contract: Design, Pre-Development

Size: 1250 sf

ADDITION RENOVATION



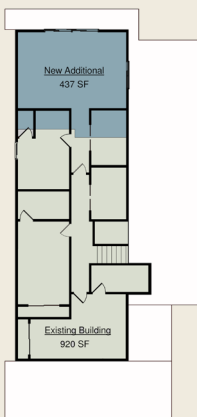
OUR TASKS

- Architectural Design
- 3D Modeling
- Visualization Rendering
- Structural Design
- Structural Engineering
- Zoning
- Planning
- Historical Review
- Green Build Implementation

PROJECT DETAILS

Project: Renovation
Type: Addition, Remodel
Contract: Design, Pre-Development
Size: 2204 sf (Additional)

ADDITION RENOVATION



OUR TASKS

- Architectural Design
- 3D Modeling
- Visualization Rendering
- Structural Design
- Structural Engineering
- Zoning
- Planning
- Historical Review
- Green Build Implementation

PROJECT DETAILS

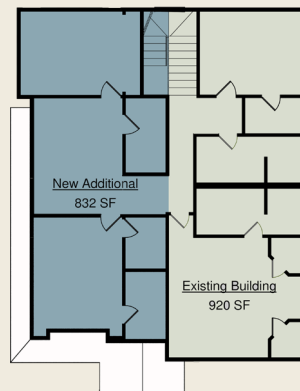
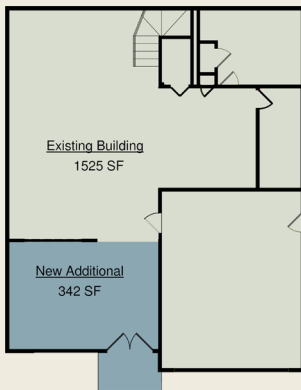
Project: Renovation

Type: Addition, Remodel

Contract: Design, Pre-Development

Size: 1132 sf (Additional)

ADDITION RENOVATION



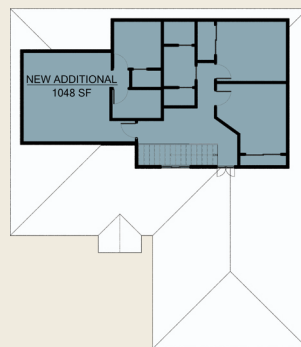
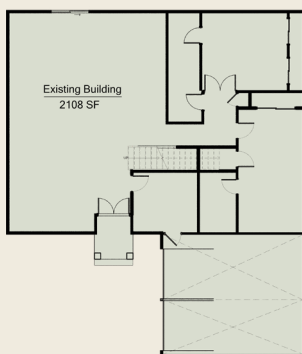
OUR TASKS

- Architectural Design
- 3D Modeling
- Visualization Rendering
- Structural Design
- Structural Engineering
- Zoning
- Planning
- Historical Review
- Green Build Implementation

PROJECT DETAILS

Project: Renovation
Type: Addition, Remodel
Contract: Design, Pre-Development
Size: 1174 sf (Additional)

A D D I T I O N R E N O V A T I O N



OUR TASKS

- Architectural Design
- 3D Modeling
- Visualization Rendering
- Structural Design
- Structural Engineering
- Zoning
- Planning
- Historical Review
- Green Build Implementation

PROJECT DETAILS

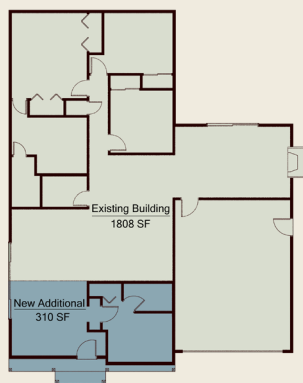
Project: Renovation

Type: Addition, Remodel

Contract: Design, Pre-Development

Size: 1048 sf (Additional)

ADDITION RENOVATION



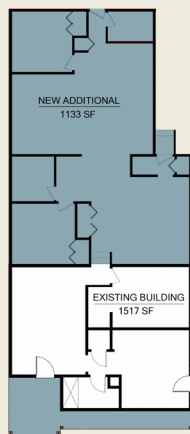
OUR TASKS

- Architectural Design
- 3D Modeling
- Visualization Rendering
- Structural Design
- Structural Engineering
- Zoning
- Planning
- Historical Review
- Green Build Implementation
- Construction Management
- Site Construction
- Project Close Out

PROJECT DETAILS

Project: Renovation
Type: Addition, Remodel
Contract: Design, Build
Size: 310 sf (Additional)

ADDITION RENOVATION



OUR TASKS

- Architectural Design
- 3D Modeling
- Visualization Rendering
- Structural Design
- Structural Engineering
- Zoning
- Planning
- Historical Review
- Green Build Implementation
- Construction Management
- Site Construction
- Project Close Out

PROJECT DETAILS

Project: Renovation

Type: Addition, Remodel

Contract: Design, Build

Size: 1133 sf (Additional)

CHOOSE WISELY FOR YOUR FAMILY

When you are ready to build the home you've always wanted, you need to work with a company that knows how to turn those dreams into reality. We will handle every aspect of the design and construction process, from working with you to help you envision and design your project, to selecting and creating the right structural and architectural design, to procuring all the right building partners and performing quality inspections on the final project. Or, we can work with teams you've already selected and fill in with expert services.





L.E. BACA
CONSTRUCTION

Architecture - Engineering - Construction
Since 1984

www.bacaconstruction.com