

Oracle Textura Payment Management Frequently Asked Questions

➤ What is Oracle Textura Payment Management (TPM)?

- TPM increases efficiency, enables better risk management, and provides improved visibility and control of construction activities for all project participants.

TPM eliminates the inefficiencies of the construction payment management process. It replaces the mounds of paper invoices and lien waivers for electronic documents. Each participant involved in the payment process, including Owners, General Contractors and Subcontractors are connected via the internet. What used to take days filling out forms, obtaining signatures, transporting documents and cutting paper checks, now is as simple as a few clicks.

Please click here for an informational video: <https://video.oracle.com/detail/video/5551078287001>

For more information on TPM please visit: <http://www.texturacorp.com/solutions/cpm.php>

➤ Why is Denver and DIA using TPM?

- The contracting community has been asking Denver to offer a payment and invoicing system that provides visibility and accountability for everyone. TPM automatically routes the pay application through Denver's approval workflow, which expedites approval time. Because the application is online, all parties have visibility into their pay application and payment status. In addition, lien waivers are electronically signed and automatically exchanged upon payment, mitigating risk and reducing compliance issues for all parties involved in the project.

➤ Where can I view pricing information for TPM?

- Information on TPM's pricing and benefits can be found on Denver's website: <http://www.denvergov.org/content/denvergov/en/contract-administration/bidding-process.html>

Prime Contractors will pay a fee based their bid price. TPM will invoice the prime contractor at project start. The fee will cover all project, subscription and usage fees for both the Prime Contractors and Subcontractors. Below is an outline of the fee structure:

Project Value	Project Fee (GC + Sub Usage)
\$0 - \$49,999.99	\$195
\$50,000 - \$99,999.99	\$325
\$100,000 - \$249,999.99	\$780
\$250,000 - \$499,999.99	\$1,625
\$500,000 - \$999,999.99	\$3,250
\$1,000,000 - \$2,999,999.99	\$5,850
\$3,000,000 - \$4,999,999.99	\$9,100
\$5,000,000 - \$9,999,999.99	\$12,220
\$10,000,000 - \$19,999,999.99	\$20,345
\$20,000,000 - \$49,999,999.99	\$32,500
\$50,000,000 - \$99,999,999.99	\$48,750
\$100,000,000 - \$199,999,999.99	\$69,095
\$200,000,000 - \$299,999,999.99	\$85,345
\$300,000,000 - \$399,999,999.99	\$109,720
\$400,000,000 - \$499,999,999.99	\$142,220
\$500,000,000 - \$999,999,999.99	\$162,500
\$1,000,000,000 - \$1,999,999,999.99	\$345,345
\$2,000,000,000 - \$4,999,999,999.99	\$650,000
\$5,000,000,000 - \$9,999,999,999.99	\$1,015,625
\$10,000,000,000 or greater	\$1,503,125

Additional charges may apply if the Prime Contractor chooses to utilize TPM’s integration capabilities. The fees for integration are separate and can be discussed with the TPM representative responsible for managing your project.

➤ **Do I have to give Oracle my bank account and routing information?**

- Yes. Denver requires that all payments be processed through TPM via the Automated Clearing House (ACH). Any Prime Contractor or Subcontractor working with Denver must provide this information to Oracle and in the TPM system.

Oracle takes security very seriously, and is in compliance with the highest security standards possible (SOC1). All sensitive information is encrypted once entered into the system. For more information on Oracle’s security and privacy policy please contact TPM at 866-839-8872, or if you are already a TPM user refer to the Terms and Conditions.

➤ Why does Oracle need my bank account and routing information?

- TPM uses bank account and routing information to facilitate payment between the Prime Contractor and Subcontractor. All payments are processed through the Automated Clearing House (ACH) network.

TPM will work with the Prime Contractor's finance team to ensure the account is properly setup for ACH payments. Prime Contractors will initiate payment in TPM once they are ready to pay the subcontractors. Once payment has been initiated, TPM will create an ACH file containing subcontractor payment information and upload the file to the Prime Contractor's bank website. Once the ACH file is uploaded, the Prime Contractor will approve the final release of funds. Funds are withdrawn out of the Prime Contractor's specified account and deposited directly into the Subcontractors' specified accounts. **ORACLE DOES NOT TOUCH ANY MONEY AT ANY POINT DURING THE TRANSACTION.**

Bank information stored in TPM can also be used to pay TPM fees; however, this option is controlled by each individual contractor when they setup their organization in TPM.

➤ What is the Automated Clearing House network (ACH)?

- The Automated Clearing House (ACH) is a nationwide, secure electronic funds transfer (EFT) system that connects U.S. financial institutions. ACH payments are considered more secure than a physical check, and speed up the payment process by days.

For more information on the ACH network, please refer to: <https://www.nacha.org/Intro2ACH>.

➤ Can Denver make partial payments with TPM?

- Yes. Denver will be able to make partial payments to contractors. The system will also allow Prime Contractors to remove non-compliant subs from a draw, so that one sub does not hold up payment to other project participants.

➤ Do all my subcontractors need to bill through TPM?

- Yes – all subcontractors must submit and electronically sign their invoice and lien waiver through TPM.

➤ Do my suppliers and second tier subcontractors need to bill through TPM?

- It is preferred that all *major* suppliers are on system to expedite payment and collect electronic lien waivers. Denver does not want to see incidental expenses, such as a load of rock for \$400. If a Subcontractor is performing work that will fulfill minority goal, they must be on the system.

➤ Does TPM allow quantity overruns?

- Yes. The TPM system will allow Prime Contractors to overrun scheduled quantities on a line item basis as they do today; however, the system will not allow contractors to overrun their total contract value without a change order.

➤ When can I enter a change order into TPM?

- Prime Contractors are the ones responsible for entering change orders into TPM. Change orders should be entered into TPM once the Prime Contractor has received the fully executed change order from Denver's Project Manager.

➤ **Can TPM integrate with my accounting system?**

- TPM can integrate with many different accounting and ERP systems. There is an additional cost to install integration, but it will automate much of the data entry project teams are doing manually today. For more information on how TPM can integrate with your accounting system, please contact Textura at 866-839-8872.

➤ **Who can I contact at Oracle for help with TPM?**

- Customer / Subcontractor Support → 866-839-8872