LONGYARDS
— MORE THAN STORAGE —

Project Execution & Site Development Lead

Our vision - *"To provide space that scales with your ambition"*

Our mission - *"Blending innovation and technology to redefine storage, enabling people and businesses to grow"*

This role is central to the mission and vision of Longyards. A high degree of trust, ownership, and dependability is required from the Head of Construction and Development. This position is responsible for taking over once a site is ready for launch and leading it through to grand opening.

Expectations from Longyards:

As the Project Execution & Site Development Lead, you play a critical role in the successful launch of each site and in driving the overall performance of the Longyards organization. Longyards has developed a standardized "Roadmap" that serves as a checklist and guide for each location. While this roadmap provides structure, each site and partnership may come with unique challenges. Your responsibility is to navigate these complexities, ensure the timely and efficient execution of each launch, and maintain oversight throughout the development process. This includes managing local contractors, communicating progress to all stakeholders, tracking critical paths using GANTT charts, and proactively addressing any local obstacles that arise.

Time Commitment.

The time commitment for this role is project-based and may vary depending on factors such as construction planning, permitting, lending partners, and general site conditions. While start dates can differ from site to site, once a site is ready for launch, this role becomes responsible for execution. Typically, this requires 20–40 hours of upfront planning, followed by an ongoing commitment of approximately 5–10 hours per week per project.

Key KPI's starting at 45.

- **Critical Path Tracking:**
  KPI: Are all critical path items currently on schedule?
  Measurement: Yes/No (tracked weekly starting Day 45)
- **Budget Variance:**
  KPI: Is the project budget within ±5% of the original approved budget?
  Measurement: Yes/No
- **Punch List Progress:**
  KPI: Has the initial punch list been created and actively tracked?
  Measurement: Yes/No
- **System Implementation Status:**
  KPI: Have all key systems (security, access, signage, etc.) been launched and tested?
  Measurement: Yes/No
- **Safety Compliance:**
  KPI: Any reported incidents or safety violations since project start?

Measurement: Yes/No (Goal: No incidents)
- **BOTG Support Readiness:**
  KPI: Is the BOTG trained and ready to support the next site launch?
  Measurement: Yes/No
- **Project Readiness for Client Turnover:**
  KPI: Is the site on track for turnover based on the roadmap timeline?
  Measurement: Yes/No

Responsibilities.

- *Project Oversight & Management*
  - Hire and oversee local Project Managers as needed based on project size and budget.
  - Ensure local BOTG/PM is hired prior to launch (ideally BOTG can support future launches).
  - Keep the project on schedule and within budget.
  - Ensure site security and safety at all times.
  - Ensure someone is on-site when needed.
  - Manage scope of work and project execution.
  - Stay within targeted net and gross profit margins.
  - Follow execution plan provided by the CEO/Integrator.
  - Follow the Roadmap Checklist and C.A.L. (Construction Assembly Line) to grand opening.
  - Track progress using GANTT chart (highlight critical path).
  - Organize and execute all construction-related tasks.
  - Implement and manage contracts.
- *Training & Launch Support*
  - Train BOTG on general site housekeeping and safety standards.
  - Train BOTG on fencing installation and general site launch procedures.
  - Confirm BOTG availability to travel and support future site launches.
  - Launch and oversee all systems as outlined in the roadmap.
  - Create, organize, and execute a punch list for final delivery.
  - Construction Administration
  - Create estimates and payment applications (G702 & G703) for lender milestones.
  - Source and organize equipment.
  - Maintain job site standards.
  - Enforce job site safety protocols.
  - Implement emergency procedures and maintain up-to-date emergency contacts.
- *Site Work Execution*
  - Fencing: Material take-off, layout, and post installation.
  - Main gate installation.
  - Assemble Longboxes.
  - Trenching: Organize and execute.
  - Conduit: Take-off, organize, and execute.
  - Fabric and signage: Organize and execute.
  - Miscellaneous site work: Organize and execute.

Longyards is a growing company—your tasks and responsibilities will evolve over time.

Compensation Structure:

- **15% of project profits**, paid within 7 days of each project payment.
- **Additional 15% of any savings** achieved below the original approved budget.
- **Bonus:** +1% for every week the project is completed ahead of schedule (up to a maximum of +5%).
- **Penalty:** -1% for every week the project is delayed beyond schedule (up to a maximum of -5%).

Required Skills:

- Self-driven, proactive, and innovative approach to work.
- Strong organizational and time-management abilities.
- Excellent communication and interpersonal skills.
- Problem solving abilities.

What We Offer:

- Flexible schedule.
- Company gatherings
- Skill Development.
- Growth plan.
- Interaction with CEO/Founder.