

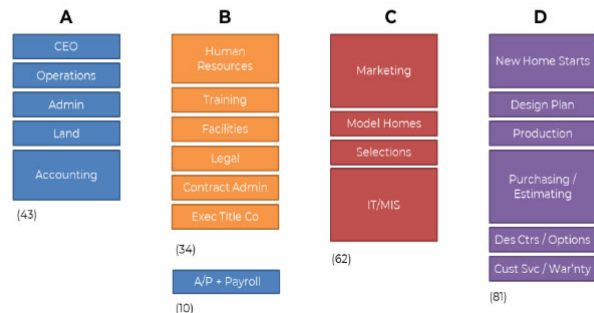
Departmental detail

	2021	2022	2023	2024	2025	2026
current headcount	3,500	4,000	4,500	5,000	5,500	6,000
change thru		14%	12%	11%	10%	9%
model growth		43%				
% growth from current						

GROUP	2021	2022	2023	2024	2025	2026
GROUP A						
CEO	2	0	0%	0%	2	43
Administration	3	4	33%	7	10	13
Operations	3	2	-33%	5	5	5
Land	8	1	-88%	0	0	0
Accounting	16	6	-63%	20	20	20
GROUP B						
Human Resources	21	4	-81%	23	34	34
Facilities	8	0	0%	0	0	0
Training-Construction & Sale	8	1	-88%	0	0	0
Legal	10	4	-60%	14	14	14
Contract Admin	14	4	-71%	18	18	18
Exec Title Co	9	11	22%	20	20	20
GROUP C						
Marketing	33	1	-97%	34	62	62
Model Homes	10	3	-67%	13	13	13
Selections	12	5	-58%	15	15	15
IT/MIS	24	8	-67%	30	30	30
IT/Support	5	1	-80%	0	0	0
GROUP D						
Accounting -A/P Payroll	10	0	0%	10	10	10
New Home Starts	18	3	-83%	21	21	21
Design Plan	6	1	-83%	7	7	7
Production	19	2	-90%	15	15	15
Purchasing/Estimating	28	10	-64%	33	33	33
Purchasing-Design-City/ops	13	3	-77%	10	10	10
Purchasing-Cust Service/Wa	4	2	-50%	6	6	6
Total all groups	277	72	-74%	348	523	523

Agency	2021	2022	2023	2024	2025	2026
Design_headcount	0	88	227	13	13	13
agency_size						
headcount aggregate growth						

Adjacencies – functional relationships



WORKPLACE

Space Programming for HQ Relocation

Consulting Services

In Houston, a growing client owned its 100,000-square-foot headquarters building, a dated property located in an unfavorable area for talent recruitment. The pandemic created significant opportunity to capitalize on tenant-favorable economics and served as a catalyst to energize a younger workforce.

Through employee surveys and departmental interviews, the Transwestern team developed a thorough understanding of employee work schedules to inform future demand for assigned and unassigned desks. Additional analysis was performed to determine future headcount requirements through demand forecasting.

Executive visioning and examination of the client's floor plan provided direction for the project's guiding principles, drivers for change, future workstyles, departmental adjacencies, space type requirements, workstation and office sizes, and validation for key inputs to the space program.

This comprehensive space programming identified efficiencies that recommended an initial requirement of 60,000 to 70,000 rentable square feet, inclusive of forecasted growth.