



BID PACKAGE



OBR Ambassador Building 4

May 27, 2014



May 27, 2014

Project: 9340023 – OBR Ambassador Building 4

Orlando Breeze Resort

Davenport, FL

Workorder No. 9340023

Dear Vendors and Subcontractors,

T&G Constructors has been awarded as Construction Manager for the above referenced project.

We are very excited to be working with you on one of many projects with Silverleaf Resorts, Inc. We have created a selective list to invite to bid on this project and would be honored to receive your competitive proposal.

It is with thanks for the combined efforts and good cooperation of our companies that we can look forward to working together in the near future building a strong working relationship between our companies. One that will continue to lead to these ongoing opportunities with Silverleaf Resorts, Inc.

We will keep you informed of the outcome of this project. In the meantime, feel free to contact me via (jmccullough@t-and-g.com) for any additional information you may need.

Sincerely,
T&G Constructors

Estimating Coordinator
Justin McCullough



Index

May 27, 2014

Project: 9340023 – OBR Ambassador Building 4

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Please be sure to review the following bid documents included in this bid package for this project.

- Letter to Subcontractors/Vendors
- Scope of Work – Dated 05/27/2014
- Bid Form
- T&G Constructors – Blanket Agreement
- Pre-Qualification Form
- Drawing List – Dated 02/28/2014
- Silverleaf Information – Dated 05/27/2014

Please visit the link in your Invitation to Bid to download the following documents for this project.

- Drawings – Dated 05/19/2014
- Project Manual (Specifications) – Dated 05/16/2014

Note: Please be sure to return Blanket Agreement and Prequalification form fully executed to be qualified to perform work for this project.



Date

Timeline

05/21/2014

This Project will go out to bid.

05/29/2014

T&G Constructors on site for prebid and meeting subcontractors.

06/5/2014

Bids are due at T&G offices by 2:00P.M. The furnished bid form is to be used for the submission of the bid, no exceptions. An attachment of the bid to an email will be acceptable to jmccullough@t-and-g.com.

Fax: 407.352.0778

Silverleaf Resorts, Inc.

OBR Ambassador Building 4

Davenport, Florida

May 27, 2014

Scope of work – Clarifications – Qualifications

Division 15400 – Plumbing

Division 15 – Plumbing

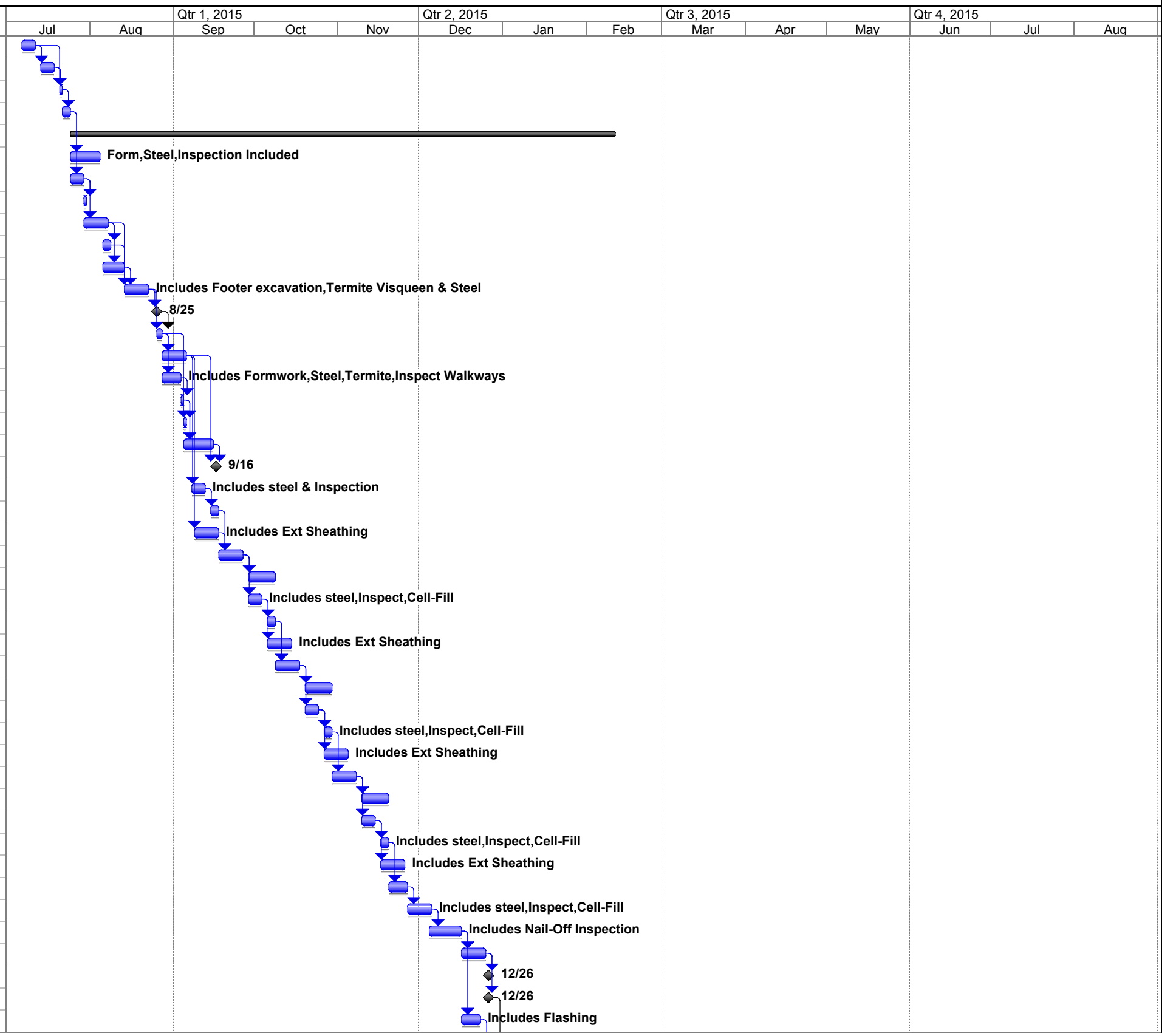
- Provide all necessary labor, supervision, deliveries, hoisting, lifts, tools, materials, storage, equipment, protection and layout to perform **Plumbing** work needed to complete the project in strict accordance with the construction documents, specifications all local and governing codes. Any item related to Work may be shown in Architectural, Structural, Civil, Mechanical, Electrical, Refrigeration, or any other designated drawing, and cannot be omitted or overlooked if not shown in a specific discipline's pages.
- Specific scope items listed are not only limited to these items. These are not meant to limit scope of work but to highlight the general scope of work items. Other items typically associated with completing these tasks in accordance with general practices are considered included.
- Subcontractor to provide and install a complete functional **Plumbing System** in accordance with plans and specifications, including but not limited to:

General Provisions

- Subcontractor must provide 4 copies of required submittals per contract specifications in 10 business days after task order is issued.
- Subcontractor must submit to Contractor a schedule of values within 3 days of execution of Task Order for approval. Payment applications for contracts over \$5,000 must have an approved detailed schedule of values in order to be processed for payment.
- It shall be the responsibility of the Subcontractor to comply with the project's construction schedule. Preliminary project schedule is included for review. If subcontractor falls behind schedule, subcontractor shall work extra shifts and days as necessary. Overtime will not be accepted as an additional cost. Adequate manpower must be provided in order to maintain schedule.
- Includes removal of all debris from this subcontractor's work and sorted to correct, provided dumpster and broom swept cleanliness each day (Daily Cleaning). Includes taking caution and care to prevent dust and debris from entering occupied spaces of the building. Prevention of any damage to all existing finishes and protection of all new finishes is included by this subcontractor.
- Subcontractor shall maintain their lifts in safe and clean condition throughout project and return them to the lift corral (as designated by Contractor) each day for charging and storage.
- Subcontractor to locate their required storage containers inside contractor's lay-down area and maintain them as directed by Contractor regarding cleanliness and any SWPPP or BMP requirements. This is a zero tolerance procedure and any failures will receive immediate back charges for any and all costs to correct.
- Subcontractor's employees must wear at all times safety reflective vest and identification. All sub's workers must sign in and out at worker log book located in Contractor's construction office each work day. All workers must be properly dressed for work, including, but not limited to construction boots, long pants, shirts, safety gear, and an overall professional appearance to work in Owner's customer environment. Workers that are deemed improper in their appearance (by the Contractor or Owner) will be removed from the site.
- Harassment and/or Fraternization with visitors and/or employees of the owner will not be tolerated. Anyone violating this policy will be asked to immediately leave the project site. Subcontractor shall notify each of its employees of this policy prior to start of work on this site. This is a zero tolerance issue.
- Subcontractor understands the importance of following all fall protection and safe handling/disposal of hazardous materials procedures, as per Contract Documents, industry standards and Contractor's safety program. At NO TIME will any hazardous materials (paint, glue, adhesives, caulking, etc.) be improperly stored at the site and NEVER full or empty containers disposed of in dumpsters.
- Subcontractor to strictly adhere to all OSHA guidelines. Subcontractor understands it can be immediately dismissed from the project and subject to all such ramifications for failing to follow this procedure.
- Exclusions or additions to contract are not allowed.

Silverleaf OBR Bldg 4

ID	Task Name	Duration	Start	Finish	Predecessors	Qtr 1, 2015				Qtr 2, 2015		Qtr 3, 2015			Qtr 4, 2015		
						Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1	Mobilization	5 days	Mon 7/7/14	Fri 7/11/14													
2	SWPPP	5 days	Mon 7/14/14	Fri 7/18/14	1												
3	Survey	1 day	Mon 7/21/14	Mon 7/21/14	1,2												
4	Compact - Densities	3 days	Tue 7/22/14	Thu 7/24/14	3												
5	Bldg Shell	144 days?	Fri 7/25/14	Wed 2/11/15													
6	Elev. Pit slab & Walls	7 days	Fri 7/25/14	Mon 8/4/14	4												
7	Form Monolythic Slab	3 days	Fri 7/25/14	Tue 7/29/14	4												
8	Form Board Survey	1 day?	Wed 7/30/14	Wed 7/30/14	7												
9	U/G Plumbing w/Inspection	7 days	Wed 7/30/14	Thu 8/7/14	7												
10	U/G Fire Spr. Riser w/Insp	3 days	Wed 8/6/14	Fri 8/8/14	9FS-2 days												
11	U/G Electric w/Inspection	6 days	Wed 8/6/14	Wed 8/13/14	9FS-2 days												
12	Slab Prep & Inspection	7 days	Thu 8/14/14	Fri 8/22/14	9,10,11												
13	Silverleaf Inspection	1 day	Mon 8/25/14	Mon 8/25/14	12												
14	Place Slab on Grade	2 days	Tue 8/26/14	Wed 8/27/14	12,13												
15	Curing Period	7 days	Thu 8/28/14	Fri 9/5/14	14												
16	Prep for Secondary Pour	5 days	Thu 8/28/14	Wed 9/3/14	14												
17	Place Conc. Secondary Pour	1 day	Thu 9/4/14	Thu 9/4/14	16												
18	Foundation Survey	1 day	Fri 9/5/14	Fri 9/5/14	14,17												
19	Curing Period	7 days	Fri 9/5/14	Mon 9/15/14	17												
20	Slab Certification	1 day	Tue 9/16/14	Tue 9/16/14	15,19												
21	Elevator CMU 1st Lift & Cell Fill	5 days	Mon 9/8/14	Fri 9/12/14	15												
22	Tie Beam Elev Shaft	3 days	Mon 9/15/14	Wed 9/17/14	21												
23	Framing Exterior & Bearing 1st Floor	7 days	Tue 9/9/14	Wed 9/17/14	15FS+1 day												
24	Joist & Deck 2nd Floor	7 days	Thu 9/18/14	Fri 9/26/14	22,23												
25	Interior Framing Non Bearing 1st	8 days	Mon 9/29/14	Wed 10/8/14	24												
26	2nd Lift CMU Elevator Shaft	5 days	Mon 9/29/14	Fri 10/3/14	24												
27	Tie Beam Elev Shaft	3 days	Mon 10/6/14	Wed 10/8/14	26												
28	Framing Exterior & Bearing 2nd Floor	7 days	Mon 10/6/14	Tue 10/14/14	26												
29	Joist & Deck 3rd Floor	7 days	Thu 10/9/14	Fri 10/17/14	27												
30	Interior Framing Non Bearing 2nd	8 days	Mon 10/20/14	Wed 10/29/14	29												
31	3rd Lift CMU Elevator Shaft	5 days	Mon 10/20/14	Fri 10/24/14	29												
32	Tie Beam Elev Shaft	3 days	Mon 10/27/14	Wed 10/29/14	31												
33	Framing Exterior & Bearing 3rd Floor	7 days	Mon 10/27/14	Tue 11/4/14	31												
34	Joist & Deck 4th Floor	7 days	Thu 10/30/14	Fri 11/7/14	32												
35	Interior Framing Non Bearing 3rd	8 days	Mon 11/10/14	Wed 11/19/14	34												
36	4th Lift CMU Elevator Shaft	5 days	Mon 11/10/14	Fri 11/14/14	34												
37	Tie Beam Elev Shaft	3 days	Mon 11/17/14	Wed 11/19/14	36												
38	Framing Exterior & Bearing 4th Floor	7 days	Mon 11/17/14	Tue 11/25/14	36												
39	Final Lift Elevator CMU	5 days	Thu 11/20/14	Wed 11/26/14	37												
40	Tie Beam Elevator & Elev. Cap	7 days	Thu 11/27/14	Fri 12/5/14	39												
41	Truss & Deck Roof	8 days	Fri 12/5/14	Tue 12/16/14	40FS-1 day												
42	Interior Framing 4th Non Bearing	7 days	Wed 12/17/14	Thu 12/25/14	41												
43	Framing Complete	1 day	Fri 12/26/14	Fri 12/26/14	42												
44	Silverleaf Inspection	1 day	Fri 12/26/14	Fri 12/26/14	42												
45	Roof Dry-In	5 days	Wed 12/17/14	Tue 12/23/14	41												



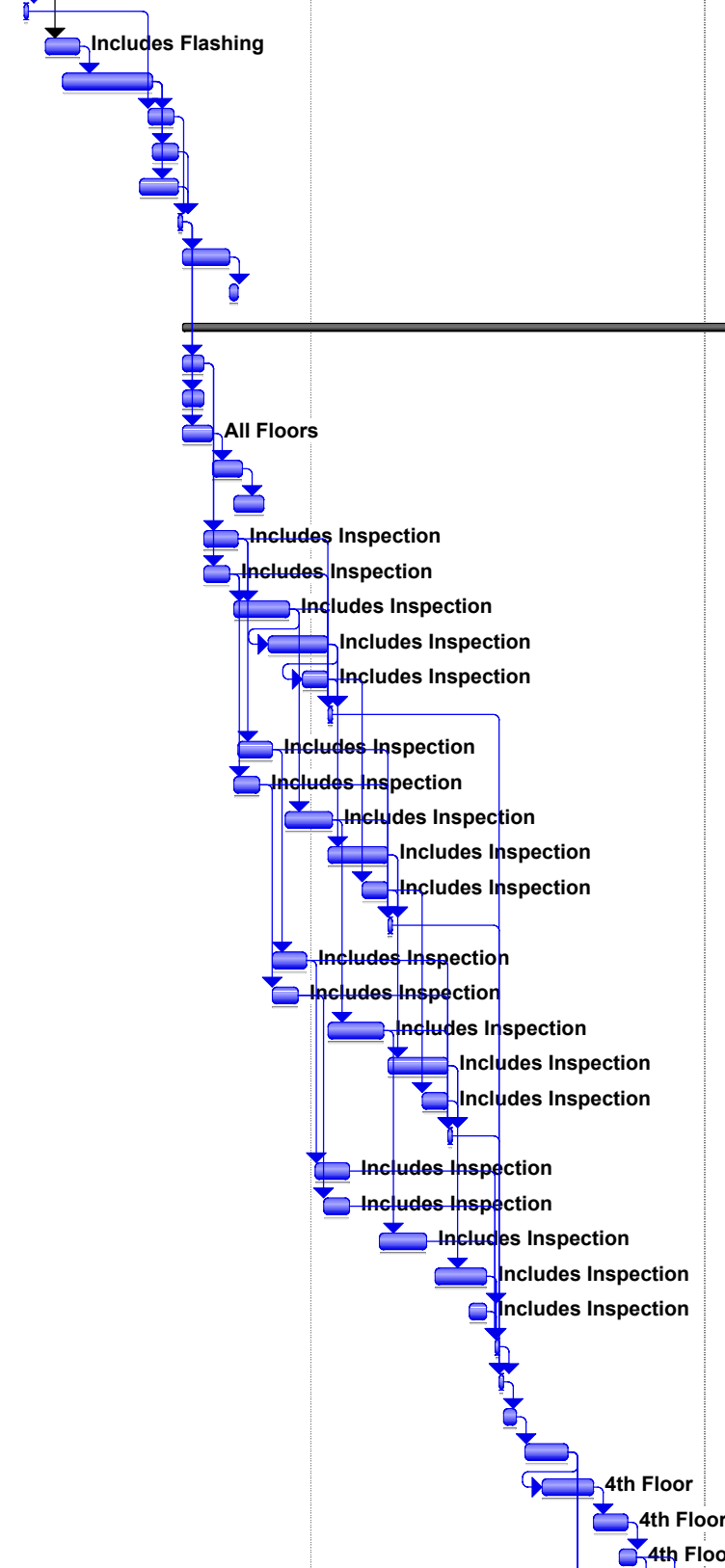
Project: Silverleaf OBR - Bldg 4 - Bid 5
Date: Tue 5/27/14

Task		Progress		Summary		External Tasks		Deadline	
Split		Milestone		Project Summary		External Milestone			

Preliminary Bid Schedule

Silverleaf OBR Bldg 4

ID	Task Name	Duration	Start	Finish	Predecessors	Qtr 1, 2015		Qtr 2, 2015			Qtr 3, 2015			Qtr 4, 2015			
						Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
46	Roof Inspection	1 day	Wed 12/24/14	Wed 12/24/14	45												
47	Install Doors & Windows	6 days	Mon 12/29/14	Mon 1/5/15	44												
48	Exterior Siding	15 days	Fri 1/2/15	Thu 1/22/15	47FS-2 days												
49	Gutters & DownSpouts	4 days	Thu 1/22/15	Tue 1/27/15	46,48FS-1 day												
50	Precast Stairs	4 days	Fri 1/23/15	Wed 1/28/15	48												
51	Handrails & Railings	7 days	Tue 1/20/15	Wed 1/28/15	48FS-3 days												
52	Silverleaf Inspection	1 day	Thu 1/29/15	Thu 1/29/15	49,50,51												
53	Elevator Installation	7 days	Fri 1/30/15	Mon 2/9/15	52												
54	Elevator Inspection/Certification	2 days	Tue 2/10/15	Wed 2/11/15	53												
55	Interior	115 days?	Fri 1/30/15	Thu 7/9/15													
56	Plumbing Stack to 4th	3 days	Fri 1/30/15	Tue 2/3/15	52												
57	Electrical Stack to 4th	3 days	Fri 1/30/15	Tue 2/3/15	52												
58	Fire/Draft Stops at FP and Drops	5 days	Fri 1/30/15	Thu 2/5/15	52												
59	Set Fireplaces & Flues	5 days	Fri 2/6/15	Thu 2/12/15	58												
60	Secondary Framing Fireplace Fronts	5 days	Wed 2/11/15	Tue 2/17/15	59FS-2 days												
61	Plumbing Rough 4th	6 days	Wed 2/4/15	Wed 2/11/15	56												
62	Fire Sprinkler Rough 4th	4 days	Wed 2/4/15	Mon 2/9/15	56												
63	HVAC Rough 4th	9 days	Wed 2/11/15	Mon 2/23/15	61FS-1 day,62												
64	Electrical Rough 4th	10 days	Thu 2/19/15	Wed 3/4/15	63FS-3 days												
65	Fire Alarm Rough 4th	4 days	Fri 2/27/15	Wed 3/4/15	64FS-4 days												
66	Frame Inspection 4th	1 day	Thu 3/5/15	Thu 3/5/15	61,62,63,64,65												
67	Plumbing Rough 3rd	6 days	Thu 2/12/15	Thu 2/19/15	61												
68	Fire Sprinkler Rough 3rd	4 days	Wed 2/11/15	Mon 2/16/15	62FS+1 day												
69	HVAC Rough 3rd	9 days	Mon 2/23/15	Thu 3/5/15	63FS-1 day												
70	Electrical Rough 3rd	10 days	Thu 3/5/15	Wed 3/18/15	64												
71	Fire Alarm Rough 3rd	4 days	Fri 3/13/15	Wed 3/18/15	65FS+6 days												
72	Frame Inspection 3rd	1 day	Thu 3/19/15	Thu 3/19/15	67,68,69,70,71												
73	Plumbing Rough 2nd	6 days	Fri 2/20/15	Fri 2/27/15	67												
74	Fire Sprinkler Rough 2nd	4 days	Fri 2/20/15	Wed 2/25/15	68FS+3 days												
75	HVAC Rough 2nd	9 days	Thu 3/5/15	Tue 3/17/15	69FS-1 day												
76	Electrical Rough 2nd	10 days	Thu 3/19/15	Wed 4/1/15	70												
77	Fire Alarm Rough 2nd	4 days	Fri 3/27/15	Wed 4/1/15	71FS+6 days												
78	Frame Inspection 2nd	1 day	Thu 4/2/15	Thu 4/2/15	73,74,75,76,77												
79	Plumbing Rough 1st	6 days	Mon 3/2/15	Mon 3/9/15	73												
80	Fire Sprinkler Rough 1st	4 days	Wed 3/4/15	Mon 3/9/15	74FS+4 days												
81	HVAC Rough 1st	9 days	Tue 3/17/15	Fri 3/27/15	75FS-1 day												
82	Electrical Rough 1st	10 days	Mon 3/30/15	Fri 4/10/15	76FS-3 days												
83	Fire Alarm Rough 1st	4 days	Tue 4/7/15	Fri 4/10/15	82FS-4 days												
84	Frame Inspection 1st	1 day	Mon 4/13/15	Mon 4/13/15	79,80,81,82,83												
85	Silverleaf Mechanical Inspection Bldg	1 day	Tue 4/14/15	Tue 4/14/15	66,72,78,84												
86	Gypcrete	3 days	Wed 4/15/15	Fri 4/17/15	85												
87	Insulation all Floors	8 days	Mon 4/20/15	Wed 4/29/15	86												
88	Hang, Tape, Level 4 Finish Drywall	8 days	Fri 4/24/15	Tue 5/5/15	87FS-4 days												
89	Interior Trim and Doors	6 days	Wed 5/6/15	Wed 5/13/15	88												
90	Interior Painting prime & 1st Coat	4 days	Tue 5/12/15	Fri 5/15/15	89FS-2 days												

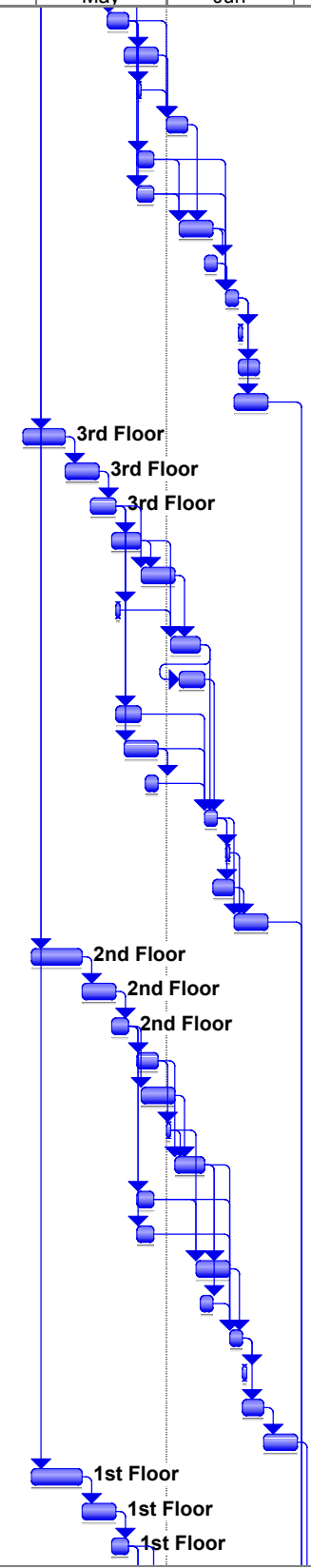


Project: Silverleaf OBR - Bldg 4 - Bid 5	Task		Progress		Summary		External Tasks		Deadline	
Date: Tue 5/27/14	Split		Milestone		Project Summary		External Milestone			

Preliminary Bid Schedule

Silverleaf OBR Bldg 4

ID	Task Name	Duration	Start	Finish	Predecessors	Qtr 1, 2015		Qtr 2, 2015			Qtr 3, 2015		Qtr 4, 2015					
						Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
91	Ceramic Tile 4th Floor	5 days	Mon 5/18/15	Fri 5/22/15	90													
92	Install Millwork 4th	6 days	Fri 5/22/15	Fri 5/29/15	91FS-1 day													
93	1st Appliance Delivery	1 day	Mon 5/25/15	Mon 5/25/15	91													
94	Plumbing Trim w/Inspection 4th	5 days	Mon 6/1/15	Fri 6/5/15	91,93,92													
95	Fire Sprinkler Trim w/Inspection 4th	4 days	Mon 5/25/15	Thu 5/28/15	91													
96	HVAC Trim w/Inspection 4th	4 days	Mon 5/25/15	Thu 5/28/15	90,91													
97	Electrical Trim w/Inspection 4th	6 days	Thu 6/4/15	Thu 6/11/15	94FS-2 days,95,96													
98	Fire Alarm Trim w/Inspection 4th	3 days	Wed 6/10/15	Fri 6/12/15	97FS-2 days													
99	Carpet	3 days	Mon 6/15/15	Wed 6/17/15	95,96,97,98													
100	2nd Appliance Delivery	1 day	Thu 6/18/15	Thu 6/18/15	99													
101	Final Coat Paint	3 days	Thu 6/18/15	Mon 6/22/15	99													
102	Final Clean	6 days	Wed 6/17/15	Wed 6/24/15	99FS-1 day													
103	Hang, Tape, Level 4 Finish Drywall	8 days	Tue 4/28/15	Thu 5/7/15	87FS-2 days													
104	Interior Trim and Doors	6 days	Fri 5/8/15	Fri 5/15/15	103													
105	Interior Painting prime & 1st Coat	4 days	Thu 5/14/15	Tue 5/19/15	104FS-2 days													
106	Ceramic Tile 3rd Floor	5 days	Tue 5/19/15	Mon 5/25/15	105FS-1 day													
107	Install Millwork 3rd	6 days	Tue 5/26/15	Tue 6/2/15	105,106													
108	1st Appliance Delivery	1 day	Wed 5/20/15	Wed 5/20/15	105													
109	Plumbing Trim w/Inspection 3rd	5 days	Tue 6/2/15	Mon 6/8/15	106,107FS-1 day,													
110	Fire Sprinkler Trim w/Inspection 3rd	4 days	Thu 6/4/15	Tue 6/9/15	109FS-3 days													
111	HVAC Trim w/Inspection 3rd	4 days	Wed 5/20/15	Mon 5/25/15	105													
112	Electrical Trim w/Inspection 3rd	6 days	Fri 5/22/15	Fri 5/29/15	105FS+2 days													
113	Fire Alarm Trim w/Inspection 3rd	3 days	Wed 5/27/15	Fri 5/29/15	112FS-3 days													
114	Carpet	3 days	Wed 6/10/15	Fri 6/12/15	109,110,111,112,1													
115	2nd Appliance Delivery	1 day	Mon 6/15/15	Mon 6/15/15	114													
116	Final Coat Paint	3 days	Fri 6/12/15	Tue 6/16/15	114FS-1 day													
117	Final Clean	6 days	Wed 6/17/15	Wed 6/24/15	114,115,116													
118	Hang, Tape, Level 4 Finish Drywall	8 days	Thu 4/30/15	Mon 5/11/15	87													
119	Interior Trim and Doors	6 days	Tue 5/12/15	Tue 5/19/15	118													
120	Interior Painting prime & 1st Coat	4 days	Tue 5/19/15	Fri 5/22/15	119FS-1 day													
121	Ceramic Tile 2nd Floor	5 days	Mon 5/25/15	Fri 5/29/15	120													
122	Install Millwork 2nd	6 days	Tue 5/26/15	Tue 6/2/15	120FS+1 day													
123	1st Appliance Delivery	1 day	Mon 6/1/15	Mon 6/1/15	121													
124	Plumbing Trim w/Inspection 2nd	5 days	Wed 6/3/15	Tue 6/9/15	121,122,123													
125	Fire Sprinkler Trim w/Inspection 2nd	4 days	Mon 5/25/15	Thu 5/28/15	120													
126	HVAC Trim w/Inspection 2nd	4 days	Mon 5/25/15	Thu 5/28/15	120													
127	Electrical Trim w/Inspection 2nd	6 days	Mon 6/8/15	Mon 6/15/15	123,124FS-2 days													
128	Fire Alarm Trim w/Inspection 2nd	3 days	Tue 6/9/15	Thu 6/11/15	124FS-1 day													
129	Carpet	3 days	Tue 6/16/15	Thu 6/18/15	124,125,126,127,1													
130	2nd Appliance Delivery	1 day	Fri 6/19/15	Fri 6/19/15	129													
131	Final Coat Paint	3 days	Fri 6/19/15	Tue 6/23/15	129													
132	Final Clean	6 days	Wed 6/24/15	Wed 7/1/15	131													
133	Hang, Tape, Level 4 Finish Drywall	8 days	Thu 4/30/15	Mon 5/11/15	87													
134	Interior Trim and Doors	6 days	Tue 5/12/15	Tue 5/19/15	133													
135	Interior Painting prime & 1st Coat	4 days	Tue 5/19/15	Fri 5/22/15	134FS-1 day													

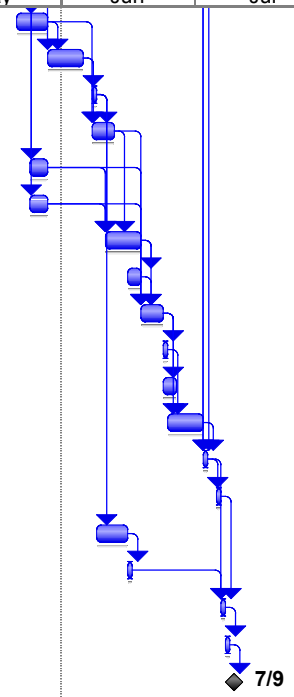


Project: Silverleaf OBR - Bldg 4 - Bid 5 Date: Tue 5/27/14	Task		Progress		Summary		External Tasks		Deadline	
	Split		Milestone		Project Summary		External Milestone			

Preliminary Bid Schedule

Silverleaf OBR Bldg 4

ID	Task Name	Duration	Start	Finish	Predecessors	Qtr 1, 2015		Qtr 2, 2015			Qtr 3, 2015			Qtr 4, 2015					
						Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
136	Ceramic Tile 1st Floor	5 days	Fri 5/22/15	Thu 5/28/15	135FS-1 day														
137	Install Millwork 1st	6 days	Fri 5/29/15	Fri 6/5/15	135,136														
138	1st Appliance Delivery	1 day?	Mon 6/8/15	Mon 6/8/15	137														
139	Plumbing Trim w/Inspection 1st	5 days	Mon 6/8/15	Fri 6/12/15	136,137,138FS-1														
140	Fire Sprinkler Trim w/Inspection 1st	4 days	Mon 5/25/15	Thu 5/28/15	135														
141	HVAC Trim w/Inspection 1st	4 days	Mon 5/25/15	Thu 5/28/15	135														
142	Electrical Trim w/Inspection 1st	6 days	Thu 6/11/15	Thu 6/18/15	138,139FS-2 days														
143	Fire Alarm Trim w/Inspection 1st	3 days	Tue 6/16/15	Thu 6/18/15	142FS-3 days														
144	Carpet	3 days	Fri 6/19/15	Tue 6/23/15	139,140,141,142,1														
145	2nd Appliance Delivery	1 day	Wed 6/24/15	Wed 6/24/15	144														
146	Final Coat Paint	3 days	Wed 6/24/15	Fri 6/26/15	144														
147	Final Clean	6 days	Thu 6/25/15	Thu 7/2/15	144,145														
148	Final Building inspection	1 day	Fri 7/3/15	Fri 7/3/15	102,117,132,147														
149	Silverleaf Bldg Inspection	1 day	Mon 7/6/15	Mon 7/6/15	148														
150	Irrigation & Landscaping	5 days	Tue 6/9/15	Mon 6/15/15	138														
151	Final Engineering Inspection	1 day	Tue 6/16/15	Tue 6/16/15	150														
152	Owner Walk Thru	1 day	Tue 7/7/15	Tue 7/7/15	148,149,151														
153	Final Silverleaf Inspection	1 day	Wed 7/8/15	Wed 7/8/15	152														
154	Turnover to Owner	1 day	Thu 7/9/15	Thu 7/9/15	153														



Project: Silverleaf OBR - Bldg 4 - Bid 5
Date: Tue 5/27/14

Task		Progress		Summary		External Tasks		Deadline	
Split		Milestone		Project Summary		External Milestone			

Preliminary Bid Schedule



T&G Constructors

Orlando Phone: 407/352-4443 | Fax: 407/ 352-0778
 Dallas Phone: 214 /843-0182 | Fax: 214/329-0876
 Miami Phone: 305/592-0552 | Fax: 305/592-7495

Qualification Form

Email: preconstruction@t-and-g.com

Please Print or Type

*Note: Please include contact business cards if possible

Type of Company (Select only one of the following)

- Arch. / Engineer / Designer
 Insurance / Bonding
 Plan Room
 Subcontractor (Both Material & Install)
 Supplier (Material Only)
 Construction Manager / GC
 Owner
 Printer
 Subcontractor (Install Only)

Company Name			Main Phone #			Main Fax #					
Address # 1 (Physical Street Address)						Address # 2 (Mailing Address)					
City		State		Zip code		City		State		Zip code	

Principal Contact (Mr. / Mrs. / Ms.)		Contact's Title		Phone #		Fax #		Mobile #	
Principal Contact Email:									

Estimating Contact (Mr. / Mrs. / Ms.)		Contact's Title		Phone #		Fax #		Mobile #	
Estimating Contact Email:									

Years in Business	# of Employees	Avg. Project Size (Contract Value)	Maximum Project Size (Contract Value)	Ability to Furnish a Payment & Performance Bond? <input type="checkbox"/> Yes <input type="checkbox"/> No	Avg. Annual Work Value
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What is your company's labor type?
 Open Shop (Non-Union)
 Union
 Both
 T&G Use Only: All E L M S

Is your company a certified minority business enterprise?
 Yes No
 If Yes, What Type: LDBE MBE WBE

Select the type of projects for which your company typically performs work. (Select all that apply)

- | | | | | |
|--|---|--|-------------------------------------|--|
| <input type="checkbox"/> Airport | <input type="checkbox"/> Education (K-12) | <input type="checkbox"/> Government – State | <input type="checkbox"/> Industrial | <input type="checkbox"/> Retail |
| <input type="checkbox"/> Church | <input type="checkbox"/> Entertainment | <input type="checkbox"/> Green Construction / Design | <input type="checkbox"/> Office | <input type="checkbox"/> Room Renovation |
| <input type="checkbox"/> Communication | <input type="checkbox"/> Facility Maintenance (FMS) | <input type="checkbox"/> Healthcare | <input type="checkbox"/> Recreation | <input type="checkbox"/> University |
| <input type="checkbox"/> Disney | <input type="checkbox"/> Government – Federal | <input type="checkbox"/> Hospitality / Hotel | <input type="checkbox"/> Restaurant | |

Do you practice the principles of sustainable development?
 Yes No
 If no, would you like more information? Yes No

Select the geographic regions where your company is properly licensed, will provide quotes, and will perform work. (Select all that apply)

- Able to work throughout entire United States
 Able to work in Puerto Rico
 Able to work throughout the Caribbean Islands
- | | | | |
|--|---|-----------------------------|-----------------------------|
| Florida | Texas Region | Mid West Region | Northeast Region |
| <input type="checkbox"/> FL – Central East Coast (Cocoa) | <input type="checkbox"/> AR | <input type="checkbox"/> IA | <input type="checkbox"/> CT |
| <input type="checkbox"/> FL – Central (Orlando) | <input type="checkbox"/> LA | <input type="checkbox"/> IL | <input type="checkbox"/> MA |
| <input type="checkbox"/> FL – Central West Coast (Tampa) | <input type="checkbox"/> OK | <input type="checkbox"/> KS | <input type="checkbox"/> ME |
| <input type="checkbox"/> FL – Northeast (Jacksonville) | <input type="checkbox"/> TX – Northeast (Dallas) | <input type="checkbox"/> MI | <input type="checkbox"/> NH |
| <input type="checkbox"/> FL – Panhandle (Tallahassee) | <input type="checkbox"/> TX – Southeast (Houston) | <input type="checkbox"/> MN | <input type="checkbox"/> NJ |
| <input type="checkbox"/> FL – South (Miami) | <input type="checkbox"/> TX – Central & West (Austin) | | |
| Mid South Region | Mid Atlantic Region | Southwest Region | Northwest Region |
| <input type="checkbox"/> AL | <input type="checkbox"/> DE | <input type="checkbox"/> AZ | <input type="checkbox"/> AK |
| <input type="checkbox"/> GA – Central (Atlanta) | <input type="checkbox"/> MD | <input type="checkbox"/> CA | <input type="checkbox"/> ID |
| <input type="checkbox"/> GA – East (Savannah) | <input type="checkbox"/> NC | <input type="checkbox"/> CO | <input type="checkbox"/> MT |
| <input type="checkbox"/> IN | <input type="checkbox"/> SC | <input type="checkbox"/> HI | <input type="checkbox"/> WY |
| <input type="checkbox"/> KY | <input type="checkbox"/> VA | <input type="checkbox"/> NM | <input type="checkbox"/> OR |
| <input type="checkbox"/> MS | <input type="checkbox"/> WV | <input type="checkbox"/> NV | <input type="checkbox"/> WA |
| <input type="checkbox"/> OH | <input type="checkbox"/> Washington, DC | <input type="checkbox"/> UT | <input type="checkbox"/> WY |
| <input type="checkbox"/> TN | | | |

The undersigned certifies that the information provided herein is a clear and accurate representation of this organization's background.

Information supplied by (Please Print)

Title Date

Return completed form to T&G, attention estimating department, at the above listed address, email, or fax number.

T&G Office Use Only

Qualification approved by:

Database Entry:	Initials	Print Name	Initial	Date
Processed Through:	<input type="checkbox"/> Constructware	<input type="checkbox"/> Outlook		
Insurance Package:	<input type="checkbox"/> A/R	<input type="checkbox"/> A/P		
Accounting Database:	<input type="checkbox"/> Sent to Sub	<input type="checkbox"/> Returned by Sub		
	<input type="checkbox"/> MB-7	Vendor #	Client #	



T&G Constructors
Orlando : T: 407/352-4443 F:407/352-0778
Dallas : T:214/843-0182 F:214/329-0876
Miami: T:305/592-0552 F:305/592-7495
Email: preconstruction@t-and-g.com

Scope of Work Form

Enter Company Name Here: _____

Listed below are scopes of work that will be associated with your company's name. Please check all that apply.

- 01 General Conditions
 - 01015 Estimating
 - 01105 Consulting Fees
 - 01110 Permit Licenses
 - 01141 Contract Bond
 - 01253 Plans & Specifications
 - 01321 Construction Photo
 - 01333 Surveys and Baselines
 - 01370 Temporary Phones
 - 01374 Temporary Signs
 - 01410 Temporary Electric
 - 01420 Temporary Water
 - 01510 Temporary Utilities
 - 01511 Ice and Cups
 - 01520 Temporary Sanitary Facilities
 - 01530 First Aid Supplies
 - 01540 Miscellaneous Safety
 - 01560 Barriers & Enclosures
 - 01710 Daily Clean
 - 01720 Trash Chutes and Hoppers
 - 01730 Trash Removal
 - 01740 Final Cleaning
 - 01800 Construction Equipment
 - 01993 Concrete Plumbing
- 02 Sitework
 - 02000 Site Work/Utilities
 - 02050 Demolition
 - 02140 Dewatering
 - 02150 Shoring and underpinning
 - 02200 Earthwork
 - 02226 Fill
 - 02270 Erosion Control
 - 02280 Soil Treatment
 - 02500 Paving and Surfacing
 - 02515 Unit Pavers
 - 02520 Concrete Paving
 - 02524 Sidewalks
 - 02525 Curbing
 - 02580 Pavement Marking
 - 02600 Utility Piping Materials
 - 02660 Water Distribution
 - 02720 Storm Drainage
 - 02730 Sanitary Sewerage
 - 02740 Septic System
 - 02800 Site Improvement
 - 02810 Irrigation Systems
 - 02820 Fountains
 - 02824 Pools and Spa
 - 02830 Fences and Gates
 - 02900 Landscaping
- 03 Concrete
 - 03000 General Concrete Work
 - 03010 Concrete Materials
 - 03100 Concrete Formwork
 - 03200 Concrete Reinforcement
 - 03265 Waterstops
 - 03300 General Concrete Work
 - 03350 Concrete Finishes
 - 03400 Precast Concrete
 - 03450 Architectural Precast Concrete
 - 03600 Grout
- 04 Masonry
 - 04150 Masonry Reinforcing & Accessories
 - 04200 Unit Masonry
 - 04232 Concrete Block
 - 04242 Masonry Wall Systems
 - 04400 Stone
- 05 Metals
 - 05000 Metals
 - 05010 Metal Materials
 - 05100 Structural Steel
 - 05500 Metal Fabrications
 - 05600 Architectural Metalwork
 - 05720 Railings
- 06 Wood & Plastics
 - 06000 Wood & Plastic
 - 06100 Rough Carpentry
 - 06190 Prefab Wood Joists & Trusses
 - 06200 Finish Carpentry
 - 06311 Cabinets & Countertops
 - 06410 Custom Wood Casework
 - 06425 Wood Moldings
- 07 Thermal & Moisture Protection
 - 07000 Thermal & Moisture Protection
 - 07110 Membrane Waterproof
 - 07200 Insulation
 - 07211 Insulation
 - 07220 Roof & Deck Insulation*
 - 07240 Exterior Insulation & Finish Systems (EIFS)
 - 07250 Fireproofing
 - 07270 Firestopping
 - 07310 Roof Shingles
 - 07400 Manufactured Roofing and Siding
 - 07460 Siding
 - 07500 Roofing
 - 07600 Flashing & Sheet Metal
 - 07610 Metal Roofing
 - 07645 Preformed Flashing
 - 07715 Fascia and Soffit Panels
 - 07720 Roof Accessories
 - 07800 Skylights
 - 07920 Sealants and Caulking
- 08 Doors & Windows
 - 08000 Doors & Windows
 - 08100 Doors & Frames
 - 08200 Wood Door & Frames
 - 08300 Special Doors Roll Up-Chem Proof Alliason etc
 - 08352 Movable Partitions
 - 08390 Screen & Storm Doors
 - 08400 Entrances & Storefronts
 - 08500 Metal Windows
 - 08710 Finish Hardware
 - 08760 Window Hardware and Specialties
 - 08800 Glazing
- 09 Finishes
 - 09000 Finishes
 - 09100 Lath, Plaster & Stucco
 - 09150 Drywall, Metal Studs
 - 09200 Lath and Plaster
 - 09220 Portland Cement Plaster Stucco
 - 09250 Gypsum Board
- 09 Finishes (continued)
 - 09300 Tile
 - 09510 Acoustical Ceilings
 - 09520 Acoustical Wall Treatment
 - 09550 Wood Flooring
 - 09650 Resilient Flooring
 - 09678 Resilient Base and Accessories
 - 09680 Carpet
 - 09800 Special Coatings
 - 09900 Painting
 - 09930 Stains and Transparent Finishes
 - 09950 Wall Coverings
 - 09985 Prefinished Panel Interior (FRP)
- 10 Specialties
 - 10000 Specialties Miscellaneous
 - 10155 Toilet Compartments
 - 10200 Louvers
 - 10240 Grilles and Screens
 - 10260 Wall & Corner Guards
 - 10426 Signage and Graphics
 - 10520 Fire Protection Specialties
 - 10536 Awnings
 - 10630 Portable Partitions
 - 10800 Toilet and Bath Accessories
- 11 Equipment
 - 11000 Equipment Miscellaneous
 - 11130 Audio Visual Equipment
 - 11139 Holographic Projection Equipment
 - 11190 Detention Equipment
 - 11400 Food Service Equipment
 - 11500 Appliances
- 12 Furnishings
 - 12300 Manufactured Casework
 - 12500 Window Treatment
 - 12505 Blinds, Shades and Shutters
 - 12600 Furniture Accessories
- 13 Special Construction
 - 13120 Pre-Engineered Structures
 - 13121 Pre-Engineered Buildings
 - 13122 Metal Building Systems
 - 13124 Portable and Mobile Buildings
- 14 Conveying Systems
 - 14200 Elevators
 - 14420 Wheelchair Lifts
 - 14550 Conveyors
- 15 Mechanical
 - 15300 Fire Protection
 - 15320 Fire Protection Sprinkler System
 - 15400 Plumbing
 - 15440 Plumbing Fixtures
 - 15500 HVAC
 - 15600 Cooling/Heating
- 16 Electrical
 - 16050 Electrical
 - 16600 Special System
 - 16670 Fire Alarms and Security
 - 16700 Communications
 - 16900 Controls

*Please note: Some CSI code numbers and/or descriptions may vary slightly from the CSI Masterformat.

Return completed form to T&G, attention estimating department, at the above listed address, email, or fax number.



QUALIFICATION FORM – ATTACHMENT “A”

Company: _____

Completed By: _____ Title: _____ Date: _____

How did you hear from T&G? GC Showcase Bid _____
Name of Most Recent Project

√ List

Attach CERTIFICATE(s) if firm is MBE, WBE, SBE, CSBE, DBE, CDBE.

Is your Company BONDABLE for projects over \$100,000.00?

Name of Company / Capacity

Attach current INSURANCE certificate(s).

Liability - coverage \$2million
Name of Company _____

W.C. - statutory limits - \$100,000
Name of Company _____

Auto - coverage \$1million
Name of Company _____

Upon verification a Blanket Agreement will be issued. When returning the signed blanket you need to include Form W-9 and a valid Certificate of Insurance with the mentioned coverage and amounts as well as T&G Corporation d/b/a T&G Constructors listed as Additional Insured.

REFERENCES:

Company Name:	Supplier?	Contractor?	Verified by: (For T&G use only)
1) _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Address _____	Contact Person _____	Phone _____	
2) _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Address _____	Contact Person _____	Phone _____	
3) _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
Address _____	Contact Person _____	Phone _____	

CURRENT JOBSITES:

- 1) _____
- 2) _____
- 3) _____

LITIGATIONS:

Have your company ever been involved in any type of litigation? YES NO

If yes, kindly give brief explanation _____



8623 Commodity Circle ♦ Orlando, FL 32819
407-352-4443 tel. ♦ 407-352-0778 fax

Memorandum

To: _____

Date: _____

Re: **Subcontract Agreement Checklist**

We would like to welcome you to T&G! Enclosed is your T&G Subcontract Agreement. Please complete the checklist below and return with your executed Subcontract Agreement to T&G Corporation. You may sign, scan, and email back to us and/or mail the original to the address above. Thank you and please let us know if you have questions or need further information.

- T&G Corporation requires subcontractors to carry the following insurance and coverage as specified in Attachment B of the Subcontract Agreement.
- T&G must be named as both Additional Insured and Certificate Holder on the insurance certificate as specified on the Sample Certificates included in Attachment F of the Subcontract Agreement, including waiver of subrogation in favor of T&G Corporation. There are separate requirements and Sample Certificates for Florida and Texas.

It is your responsibility to maintain current Insurance Certificates on file at all times. Your company is not permitted to be on any job-site nor will Task Orders or payments be issued if any of the above mentioned requirements are not met.

- T&G Requires a signed W-9 Form with the same corporate name as this agreement.
- Personal Guarantee (Attachment C of the Subcontract Agreement) must be signed by the Guarantor.
- If your company is a Minority (MWBE, MBE, LDBE, HUB, etc.) please include any certificates that you would like for us to recognize.
- Enter your accounting contact Information below. We look forward to working with you!

	Name	email	Phone
Accounting Contact			
Lien Release Contact			
Corporate Officer			
Corporate Officer			



Subcontract Agreement

This Subcontract Agreement ("Agreement") is made this _____ by and between **T&G Corporation** (T&G Corporation d/b/a T&G Constructors, a Florida Corporation, or, T&G Corporation d/b/a Florida T&G Corporation Texas Division, Inc), ("Contractor") and _____ (Subcontractor).

Task Order Agreement

This is a Task Order Agreement. The scope of any and all work ("Scope of Work") that may be performed pursuant to this Agreement shall be set forth in the form of a Task Orders. Such Task Orders shall be negotiated, agreed upon and executed in advance by Contractor and Subcontractor, and performed in accordance with **Attachment A, Subcontract General Conditions**.

Insurance

The Subcontractor will maintain for the duration of this Agreement such insurance as will protect Subcontractor, the Contractor and the Owner at the limits as specified in **Attachment B, Insurance Requirements** and the Sample Certificate of Insurance, or at greater limits and coverage as may be required by Task Order. The Subcontractor shall provide Contractor, through its insurance provider, an original ACORD 25 or equivalent certificate.

Performance Guarantee

The Subcontractor shall provide Contractor with a Payment and Performance Bond, or **Attachment C, Personal Performance Guarantee** or some other form of guarantee acceptable to Contractor, otherwise this _____ Agreement may be declared null and void by Contractor.

This Subcontract Agreement has been executed as of the date noted above.

Signature: _____

Name: _____

Title: _____

Date: _____

Witness: _____

T&G Corporation:

Name/Title/Date: _____

Attachment A

Subcontract General Conditions

Section 1. The Subcontractor warrants and represents that it is and was prior to submitting its proposal to Contractor, duly licensed by all governmental licensing authorities having jurisdiction over the Work or the project location. Subcontractor further warrants that at all times throughout the performance of this Agreement it shall comply with all government and contractual regulations affecting the Work or the project location.

Section 2. The Subcontractor agrees to begin working as soon as it is notified by the Contractor that the project is far enough advanced for it to start the Work and to carry forward and complete its Work as rapidly as the Contractor may judge necessary. Time is of the essence for this Agreement. The Subcontractor is to execute this Agreement with sufficient speed and diligence to enable the Contractor and other subcontractors to comply with the Construction Schedule.

Section 3. The Subcontractor shall provide its employees with a safe place to work, to perform the Work in a safe manner with high regard for the safety and health of all and to comply with health and safety requirements of the Contractor, including Contractor's policies regarding a drug-free workplace, local, state and federal agencies, and to hold the Contractor harmless for any cost of deficiencies, fines or damages incurred because of its negligence or failure to take reasonable safety precautions or to comply with safety regulations.

Section 4. The Subcontractor shall employ a full time supervisor, equipped with a radio or mobile phone, on site with full authority to act as agent for subcontractor. The Subcontractor's supervisor must check in with Contractor's Site Operations Manager or designee prior to starting Work and at least 30 minutes prior to finishing Work each work day.

Section 5. The Subcontractor shall not employ any material supplier, subcontractor, architect, consultant, worker or supervisor whose employment on the building or project is reasonably objected to by the Contractor.

Section 6. The Subcontractor shall attend periodic progress meetings as required by the Contractor. Subcontractor shall regularly advise Contractor of its progress and ongoing ability to fully perform the Work and to maintain the Construction Schedule. Subcontractor agrees to pay Contractor the amount of \$500 for its failure to attend any scheduled progress meeting.

Section 7. The Subcontractor shall examine the work of the Contractor and any other subcontractor and report to the Contractor in writing any defects that would adversely affect Subcontractor's Work. If the Subcontractor does not so advise the Contractor in writing then it will be assumed it has fully accepted the work of others as being satisfactory for the installation or application of the Subcontractor's Work and is fully responsible for the satisfactory performance of the Work covered by this Agreement. The Subcontractor shall not interfere with the work being performed by the Contractor and other subcontractors and shall further perform its subcontract in such a manner that protects the work and/or materials being used by others. Any and all such damages or injuries sustained by the Contractor or others shall be charged back to the Subcontractor.

Section 8. The Subcontractor agrees that its shop drawings and submittals represent that all measurements and field construction criteria have been determined and regularly verified right up to the time of installation of its Work, and that it has checked and coordinated each shop drawing and submittal with the requirements of the Work and of the Contract Documents. Approval of drawings or other submittals by the Contractor or Owner shall not relieve Subcontractor of its obligations to perform the Work in strict accordance with the Contract Documents or its responsibility for proper matching of its Work to contiguous work.

Section 9. The Subcontractor shall be responsible for keeping its part of the job clean and orderly subject to the approval of the Contractor and Owner. Should it become necessary for the Contractor to perform cleanup work for the Subcontractor, the Contractor will deduct such expenses from any funds due to Subcontractor at the rate of \$50 per hour for a minimum of at least eight hours plus expenses.

Section 10. The Subcontractor shall upon request furnish Contractor with a list of major materials and equipment required for the Work, listing the supplier and the date of delivery to the project location, as well as copies of each purchase order or sub-subcontract to the Contractor. Subcontractor further warrants that it shall make full and proper payments for any and all of Subcontractor's obligations arising from Subcontractor's Work including but not limited to labor, services, materials, taxes (including sales or use taxes), insurance coverage, equipment, and permits.

Section 11. The Subcontractor shall prepare an Application for Payment, form AIA G701/G702 or equivalent, indicating the value of its Work properly installed through the end of each calendar month, unless otherwise specified, and shall submit such Application for Payment at least five (5) business days prior to the end of the period. **To the extent that such Application for Payment is approved by Contractor, payment shall be mailed to the Subcontractor on Friday and within five (5) business days following receipt of payment from Owner for the Contractor's monthly Application for Payment in which the Subcontractor's Application for Payment was incorporated and upon receipt of all requested waivers from Subcontractor and Subcontractor's vendors.** It is a condition precedent to Contractor's obligation to pay Subcontractor that Contractor shall have first received payment from the Owner. Subcontractor acknowledges that it relies on the credit of the Owner, not the Contractor, for payment of the Subcontractor's work. Should the Subcontractor's portion of the Contractor's application be withheld or reduced for any reason, payment to the Subcontractor will be reduced accordingly. Retainage shall be withheld from each progress payment at the rate of 10%, unless otherwise specified, and released upon final payment. Approval and payment of Subcontractor's Application for Payment does not constitute or imply final acceptance of Subcontractor's Work by the Contractor or Owner. The Subcontractor is to use all monies received or to which it may be entitled to be paid by the Contractor as payment for labor, materials, or other expenses incurred in the performance of this Agreement. Contractor may offset against any sums due Subcontractor hereunder the amount of any obligations of the Subcontractor to the Contractor whether or not such obligation arises from this Agreement.

Section 12. Final payment to Subcontractor shall be made after the last of the following to occur: a) completion of the Work by Subcontractor; b) acceptance thereof by the Contractor and Owner; c) issuance of a Certificate of Occupancy by the governmental authority having jurisdiction over the project; d) final payment by Owner to Contractor; e) furnishing of evidence satisfactory to the Contractor that there are no claims, obligations or liens outstanding or unsatisfied for labor or materials or other items contributing to the Work; f) submission of subcontract deliverables such as warranties or "as built" drawings; g) a general release by the Subcontractor in a form satisfactory to the Contractor and in favor of the Contractor and Owner; and h) authorization by Subcontractor's surety or other performance guarantor, for Contractor to release final payment to Subcontractor.

Section 13. The Subcontractor shall furnish upon request affidavits that its obligations pursuant to any part of the Work have been satisfied. Prior to any partial or final payment to the Subcontractor, a release of lien in conformance with State Law shall be furnished to the Contractor. Subcontractor shall indemnify and hold harmless Contractor from any and all claims, liens, or encumbrances on or against the project or the real property on which same is situated arising out of the failure of the Subcontractor to make payments of any kind. Without limiting the foregoing, Subcontractor shall cause any such liens or claims to be satisfied, removed or discharged by bond, payment or otherwise within five (5) business days from the date of filing or receipt as the case may be. The existence of any lien or claim shall preclude Subcontractor's right to receive future payment until such lien or claim has been removed. In the event it shall become necessary for the Contractor to employ an attorney to defend against any such claims, liens or encumbrances in any court, state or federal, the Subcontractor shall pay the cost and expenses incurred by the Contractor in the defense of such, whether or not such claims are just or unjust, including but not limited to a reasonable

attorney's fee. At its discretion, the Contractor reserves the right to pay any obligations of the Subcontractor arising on this job. Such payments shall be applied and fully credited as payment of this Agreement.

Section 14. The Subcontractor may be directed to perform Extra Work by the Contractor for which Subcontractor may or may not be due additional compensation. In the event that the amount of such additional compensation, if due, is not agreed upon in advance, Subcontractor must submit a claim for additional compensation within five (5) business days following completion of any work it asserts is Extra Work. Subcontractor shall support its claim for additional compensation by providing Contractor with proof of its actual direct costs plus 10% for Overhead and 5% for Profit, provided such amounts are approved by the Contractor and the Owner. No claim for additional compensation will be considered unless written authorization was given by Contractor prior to execution of the Extra Work. For as long as the additional compensation is undetermined, it must be listed as a Potential Change Order on the Subcontractor's Application for Payment. Failure to advise Contractor prior to execution of Extra Work or failure to submit a full and proper claim within five (5) business days following completion of Extra Work or failure to list extra work as a Potential Change Order on Subcontractor's Application for Payment, shall constitute a waiver of Subcontractor's claim for additional compensation for such Extra Work.

Section 15. No payment or additional compensation of any kind shall be due to the Subcontractor for damages arising from hindrance or delay from any cause in the progress of the work, whether such delays were avoidable or unavoidable.

Section 16. In the event the Subcontractor shall fail to perform in accordance with this Agreement or if the interest of the Contractor becomes endangered by reason of the Subcontractor's failure to perform or if the Subcontractor shall become insolvent or if at any time the Subcontractor admits its inability to promptly satisfy any obligation arising from or affecting its ability to perform any requirement of this Agreement or if the Subcontractor should fail to carry forward and complete its Work as rapidly as the Contractor may judge necessary or its personnel refuse to work after having been requested by the Contractor to proceed with the Work or changes thereto or should fail to comply with instructions of the Contractor or with applicable portions of laws, or should otherwise be guilty of a breach of contract, then the Contractor without prejudice to any other right of remedy and after giving the Subcontractor forty-eight (48) hours written notice of the Contractor's intention to do so may, at the Contractor's option either a) terminate the employment of the Subcontractor or b) take control of the Subcontractor's Work in whole or in part including taking possession of all materials and instruments thereon and complete the work as the Contractor may think best. The Subcontractor shall not be entitled to receive any further payments until the Work is completed and accepted. The Contractor shall be entitled to proceed and complete the Work as was required of the Subcontractor on the Contractor's own account or through another Subcontractor. If the unpaid balance under this subcontract shall exceed the expense of finishing the Work, including compensation for additional managerial and administrative services and all other expenses that may be necessary to complete this Agreement, the excess shall be paid to the Subcontractor. If such expense is greater than such unpaid balance, the Subcontractor shall pay the difference to the Contractor.

Section 17. The Subcontractor shall warrant its Work and materials as free of defects in accordance with the Contract Documents and for at least twelve (12) months from the date of acceptance of the Work by the Contractor and Owner.

Section 18. The Subcontractor is bound to the Contractor by the same terms as the Contractor is to the Owner, with the exception of all payment provisions of this Agreement. In case of conflict between the provisions between the Owner and the Contractor and the provisions of this Agreement, the provision imposing the greater duty, obligation and responsibility on the Subcontractor shall govern in all respects.

Section 19. If Owner, with or without cause, shall terminate or suspend the Work, or fail to pay Contractor any sum due and payable, Contractor may order Subcontractor to stop or suspend work hereunder and Contractor shall be liable to Subcontractor for any such stoppage or suspension only if and to the extent that

Owner shall be liable to Contractor therefore. Contractor will pay to Subcontractor the value of work that Subcontractor has completed before the work was stopped or suspended but only if and to the extent that Owner shall have paid Contractor for such work of Subcontractor. Contractor shall never under any circumstances or conditions are liable to Subcontractor to any greater extent that Owner is liable to Contractor.

Section 20. This Agreement supersedes all previous representations or agreements, either written or oral. Modifications to this Agreement must be in writing and executed by both Contractor and Subcontractor and Subcontractor may not transfer or assign this agreement, in part or whole, without the written consent of the Contractor. The failure by Contractor at any time to enforce or to require strict compliance or performance by Subcontractor of any of the provisions of this Agreement shall not constitute a waiver of such provisions, and shall not affect or impair in any way Contractor's rights at any time to enforce said provisions or to avail itself of such remedies as it may have for any breach thereof. If any provision of this subcontract shall be invalid or unenforceable to any extent, the remainder of this Agreement shall not be affected thereby, and shall be enforceable.

Section 21. The Subcontractor shall pay any and all costs and expenses incurred for the performance and enforcement of this Agreement by the Contractor. Any and all sums due the Subcontractor under this Agreement may be used by the Contractor in completing the performance of or enforcing the terms of this contract, including all cost and expenses incurred in the performance thereof including construction costs, attorneys' fees and expenses.

Section 22. The Subcontract shall be considered made in the state in which the Work is located and shall be construed in accordance with and governed by the laws of that state. Prior to litigation of any claims or disputes arising out of or in any manner related to this Agreement or the performance or lack of performance hereunder by Contractor or Subcontractor shall be preceded by mediation. In any event, Subcontractor hereby waives its rights to trial by jury.

Section 23. The Subcontractor shall defend and indemnify the Contractor, its agents and employees, and the Owner from all liability for personal injury, death or property damage or any claims whatsoever arising out of any work or operation performed by, for, or on behalf of the Subcontractor.

Section 24. The Subcontractor will maintain for the duration of this Agreement proof of insurance as specified in Attachment B of this agreement, including \$2 million Commercial General Liability, \$1 million Automobile Liability and \$500,000 Worker's Compensation or greater as required by Owner, including waiver of subrogation in favor of T&G Corporation.

Section 25. The Subcontractor agrees not to reveal any Confidential Information to any third party whatsoever except with the specific written prior authorization of Contractor and agrees to return upon request of Contractor any Confidential Information including documents, memoranda, notes and other writings in hardcopy or electronic format identified by Contractor as Confidential Information. The Subcontractor further agrees and guarantees that it shall not directly or indirectly interfere with, circumvent, or attempt to circumvent, avoid, by-pass, or obviate Contractor's interest with any of Contractor's business relationships.

These Subcontract General Conditions are hereby accepted by Subcontractor:

Signature: _____

Name: _____

Title: _____

Date: _____

Attachment B

Insurance Requirements

The Subcontractor will maintain such insurance as will protect itself, the Contractor and the Owner at the limits and coverage shown on the attached sample Certificate of Insurance or at the limits and coverage shown in the contract documents, whichever is greater. This insurance shall be from companies rated A-, VII or better by A.M. Best Company and in form and substance acceptable to T&G Corporation. This insurance coverage shall be provided before commencing work and shall be for the life of the contract, which includes the warranty period of one year from substantial completion, whichever is greater. These limits are the minimum limits and coverage required by this contract. These requirements are not meant to indicate the type of coverage or limits the Subcontractor might need to protect his or her company.

As a condition of payment for the work, Subcontractor shall furnish an Original Certificate satisfactory to T&G Corporation from each insurance company showing the required insurance to be in force and stating that the insurance will not be canceled or changed except upon at least thirty (30) days written notice thereof to T&G Corporation or as otherwise required by the Contract Documents.

Commercial General Liability insurance requirements: T&G Corporation, Owner and Engineer (if necessary) shall be named each as an additional insured (utilizing endorsement CG20101185) for all acts or omissions or any other liability of additional insured arising out of subcontractor's work performed for additional insured's or subcontractor's use of premises, equipment and facilities of additional insured's. Policy shall be primary and non-contributory as respects to other insurance coverage's carried by T&G Corporation, owner and other indemnities as required by contract including waiver of subrogation in favor of T&G Corporation. Policy includes premises & operations, independent contractors and products & completed operations in the amount of \$1,000,000 per occurrence, \$1,000,000 personal and advertising injury, \$2,000,000 products and completed operations aggregate;\$2,000,000 aggregate and \$5,000 medical expense.

Commercial Automobile Insurance requirements: \$1,000,000 combined single limit for all owned, non-owned and hired vehicles including waiver of subrogation in favor of T&G Corporation. Policy will be primary and non-contributory as respects to any other insurance coverage carried by T&G Corporation, owner and other indemnities as required by contract.

Workers Compensation Insurance Requirements: Statutory limits including waiver of subrogation in favor of T&G Corporation. Employers Liability limits of \$500,000 each accident, \$500,000 disease each employee, \$500,000 disease policy limit. Workers compensation certificates for employee leasing companies alone or exemption certificate are not acceptable. **If Subcontractor utilizes Contract Employees or Temporary staffing, an Alternate Employer Endorsement and Leased Employee Affidavit must be furnished to T&G Corporation.**

To the extent that Subcontractor maintains insurance coverage for loss or damage to property, Subcontractor hereby waives subrogation of claims against T&G Corporation, Owner and other subcontractors and their agents, employees and servants.

PROPERTY INSURANCE - It is the responsibility of the Subcontractor to provide coverage for his or her equipment, materials and tools not insured by the Owner or T&G Corporation under this project's Builder's Risk policy. The Subcontractor is responsible for any Builder's Risk deductibles.

Florida certificates shall name "T&G Corporation d/b/a T&G Constructors" as additional insured and certificate holder. Texas certificates shall name T&G Corporation d/b/a Florida T&G Corporation Texas Division, Inc." as additional insured and certificate holder. The naming of the Contractor as an additional insured shall not obligate the Contractor to pay any premium of the policies. Such insurance shall be primary insurance and shall contain a Severability of Interest clause with respect to each insured. Waiver of subrogation in favor of T&G Corporation is required on all certificates. The "Other Insurance" clause of such policies shall be modified, if necessary, to specify that any Contractor shall be considered excess insurance and shall not contribute the insurance extended by the Subcontractor under this requirement.

Insurance Requirements, cont.

TEXAS INDEMNITY PROVISION Subcontractor shall fully defend, protect, indemnify and hold harmless Contractor, its officers, employees, agents, representatives or successors and assigns (the Indemnified Parties) from and against any and all claims, demands, actions or causes of action, and any and all liabilities, costs and expenses (including but not limited to attorneys' fees and expenses, incurred of defense of any Indemnified Party), damage or loss in connection therewith, which may be made or asserted by Subcontractor, its officers, employees, agents, representatives, successors or assigns or any other third party on account of, or sustained or alleged to have been sustained by, or arising out of or growing out of bodily injury, including death, or loss of use or damage to or destruction of property, caused by, arising out of, sustained or alleged to have been sustained by, or in any way incidental to or in connection with the Subcontractor's performance of the Work under this Contract or any change order, regardless of whether such claims, demands, actions, causes of action or liability are or alleged to have been caused or contributed to by the negligence, fault or strict liability of any Indemnified Party. Insurance providing coverage for this Indemnity provision shall be provided by the Subcontractor. The Subcontractor's liability shall not be limited to the insurance coverage required of the Subcontractor.

FLORIDA INDEMNITY PROVISION To the fullest extent permitted by law, the Sub-contractor expressly agrees to defend, indemnify and hold harmless the Contractor, the project owner, the architect, and the engineer and their respective officers, directors, agents, and employees herein called the "indemnitees" from any and all liability for damages, including, if allowed by law, reasonable attorney's fees and court costs, such legal expenses to include costs incurred in establishing the indemnification and other rights agreed to in this Paragraph, to persons or property caused in whole or in part by any act, omission, or default by the Sub-contractor or its sub-subcontractors, materialmen, or agents of any tier or their employees, arising out of this Agreement or its performance, including any such damages caused in whole or in part by any act, omission, or default of any indemnitee, but specifically excluding any claims of, or damages against an indemnitee resulting from such indemnitee's gross negligence, or the willful, wanton or intentional misconduct of such indemnitee or for statutory violation or punitive damages except and to the extent the statutory violation or punitive damages are caused by or result from the acts or omissions of the Sub-contractor or its sub-subcontractors, materialmen, or agents of any tier or their respective employees. Provided however that any claim for indemnification for damages caused in whole or in part by any act, omission or default by indemnitee(s) shall be limited to the amount of Sub-contractor's insurance or \$1 million per occurrence whichever is greater. The parties acknowledge that the amount of the indemnity required hereunder bears a reasonable commercial relationship to this Agreement and it is part of the project specifications or the bid documents, if any.

The indemnification obligations under this Agreement shall not be restricted in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Subcontract or under workers' compensation acts, disability benefits acts, or other employee benefits acts, and shall extend to and include any actions brought by or in the name of any employee of the Sub-contractor or of any third party to whom Sub-contractor may subcontract a part or all of the Work.

Sample Certificate of Insurance - Florida



CERTIFICATE OF LIABILITY INSURANCE

OP ID: KR

DATE (MM/DD/YYYY)
09/20/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Your Insurance Agency	Phone: Fax:	CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS: FAX (A/C, No): INSURER(S) AFFORDING COVERAGE NAC # INSURER A: ABC Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED ABC Contractor 123 Main Street Anywhere USA		

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDC. INSR	BUBR WOOD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY	X	X	YOUR POLICY NUMBER	01/01/2013	01/01/2014	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
	<input checked="" type="checkbox"/> CONTRACTUAL LIAB						PERSONAL & ADV INJURY \$ 1,000,000
	<input type="checkbox"/> XCU INCLUDED						GENERAL AGGREGATE \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC						\$
A	AUTOMOBILE LIABILITY	X	X	YOUR POLICY NUMBER	01/01/2013	01/01/2014	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS						\$
	<input type="checkbox"/> NON-OWNED AUTOS						\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	<input type="checkbox"/> EXCESS LIAB						AGGREGATE \$
	<input type="checkbox"/> OCCUR						\$
	<input type="checkbox"/> CLAIMS-MADE						\$
	DED. RETENTION \$						\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N	N/A	YOUR POLICY NUMBER	01/01/2013	01/01/2014	<input checked="" type="checkbox"/> WC STATUTORY LIMITS
	<input type="checkbox"/> OTH-ER						E.L. EACH ACCIDENT \$ 500,000
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE \$ 500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 T&G Corporation d/b/a T&G Constructors is granted additional insured status by the General Liability and Auto Liability policies with regards to the operations of the named insured when required by written contract or agreement. A waiver of subrogation is provided in favor of T&G Corporation d/b/a T&G Constructors for General Liability, Auto Liability and Worker's Compensation when required by written contract or agreement.

CERTIFICATE HOLDER T&GCON1 T&G Corporation dba T & G Constructors 8623 Commodity Circle Orlando, FL 32819 E-mail to: insurance@t-and-g.com	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2010/05)

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Sample Certificate of Insurance - Texas



OP ID: KR

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/20/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Your Insurance Agency	Phone: Fax:	CONTACT NAME: PHONE (A/C No, Ext): _____ FAX (A/C, No): _____ E-MAIL ADDRESS: _____ INSURER(S) AFFORDING COVERAGE NAIC # INSURER A: ABC Insurance Company INSURER B: _____ INSURER C: _____ INSURER D: _____ INSURER E: _____ INSURER F: _____
INSURED ABC Contractor 123 Main Street Anywhere USA		

COVERAGES **CERTIFICATE NUMBER:** _____ **REVISION NUMBER:** _____

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSTR	TYPE OF INSURANCE	ADOL	INSUR	POLICY NO	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CONTRACTUAL LIAB <input type="checkbox"/> XCU INCLUDED GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC	X	X	YOUR POLICY NUMBER	01/01/2013	01/01/2014	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPOP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEF RETENTION \$	X	X	YOUR POLICY NUMBER	01/01/2013	01/01/2014	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	X	YOUR POLICY NUMBER	01/01/2013	01/01/2014	<input checked="" type="checkbox"/> WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 T&G Corporation d/b/a Florida T&G Corporation Texas Division, Inc. granted additional insured status by the General Liability and Auto Liability policies with regards to the operations of the named insured insured when required by written contract or agreement. A waiver of subrogation is provided in favor of T&G Corporation d/b/a Florida T&G Corporation Texas Division, Inc. for General Liability, Auto Liability and Worker's Compensation when required by written contract or agreement.

CERTIFICATE HOLDER T&GCOR1 T&G Corporation dba Florida T&G Corporation Texas Division, Inc. 13714 Neutron Road Dallas, TX 75244-4412 E-mail to: insurance@t-and-g.com	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--

Attachment C

Personal Performance Guarantee

This Agreement is made this _____ by and between **T&G Corporation** (T&G Corporation d/b/a T&G Constructors, a Florida Corporation, or, Florida T&G Corporation Texas Division, Inc. d/b/a T&G Constructors, a Texas Corporation) (“Contractor”) and _____ (Subcontractor).

In consideration of the Subcontract Agreement between Contractor and Subcontractor, the undersigned hereby jointly and severally guarantees full and faithful performance by the Subcontractor.

Guarantor agrees that all rights, remedies and recourses are separate and cumulative and may be pursued separately, successively or concurrently, at the sole discretion of the Contractor, and shall in no way limit or prejudice any legal or equitable right, remedy or recourse to which Contractor may be entitled.

This Personal Performance Guarantee has been executed concurrently with the Subcontract Agreement referenced above.

Guarantor:

Signature: _____

Name: _____

Title: _____

Date: _____

Witness: _____



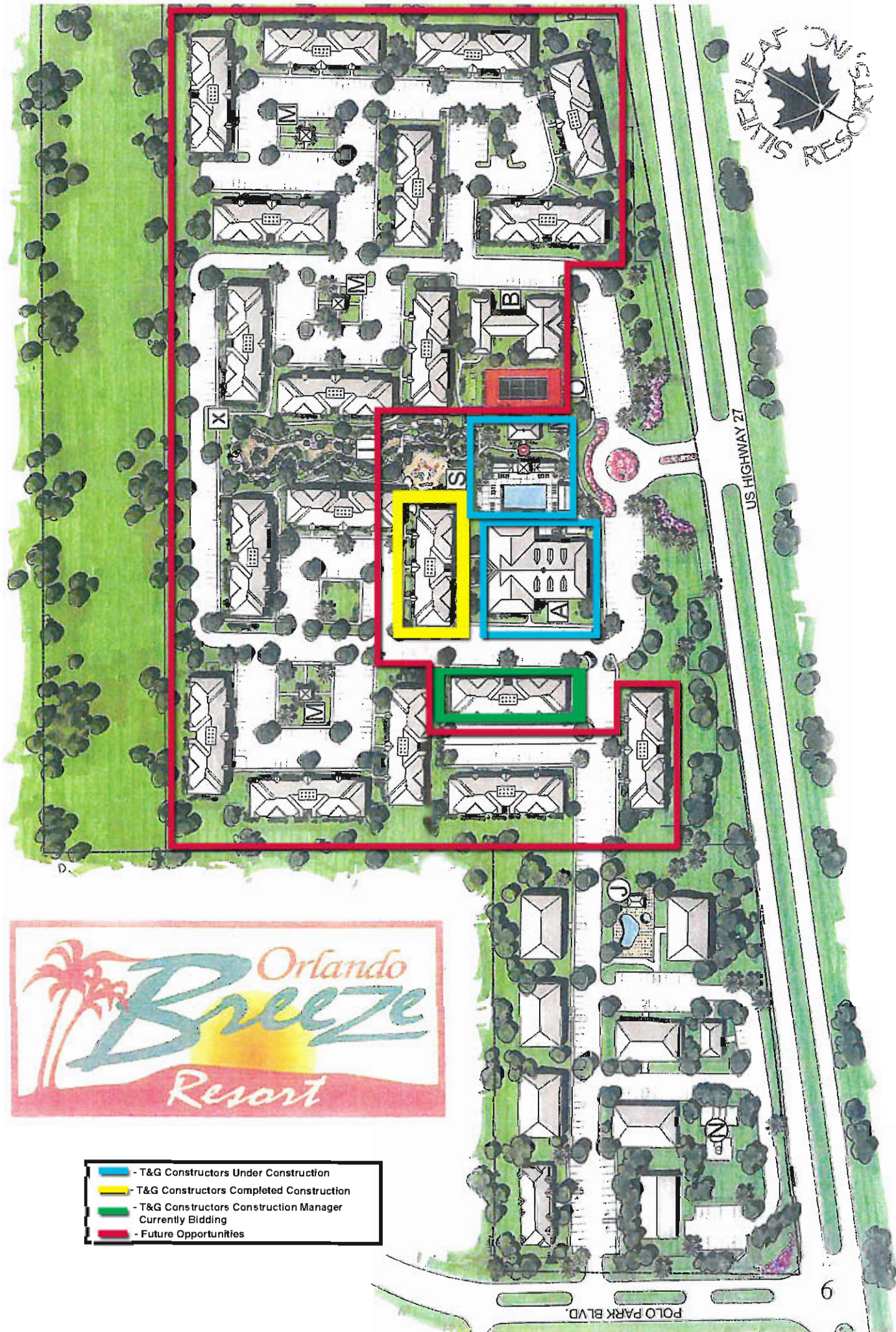
Silverleaf Resorts, Inc.
OBR Ambassador Building 4

List of Drawings - 05/27/14

Page No.	Title	Date	Author
Architectural			
A0.00	Cover Sheet	5/19/2014	Casco Services, LLC
A0.01	Index Sheet	5/19/2014	Casco Services, LLC
A0.02	Code Compliance	5/19/2014	Casco Services, LLC
A0.03	Note to General Contractor	5/19/2014	Casco Services, LLC
G1.00	Architectural Site Plan and Details	5/19/2014	Casco Services, LLC
G1.02	Fair Housing Guidelines	5/19/2014	Casco Services, LLC
G1.04	UL Details	5/19/2014	Casco Services, LLC
G1.05	Typical Firestop Seals	5/19/2014	Casco Services, LLC
G1.06	Typical Firestop Seals	5/19/2014	Casco Services, LLC
G1.07	Building Signage	5/19/2014	Casco Services, LLC
G1.08	Trash Enclosure Details	5/19/2014	Casco Services, LLC
A1.01	Floor Plan - First Floor	5/19/2014	Casco Services, LLC
A1.02	Floor Plan - Second Floor	5/19/2014	Casco Services, LLC
A1.03	Floor Plan - Third Floor	5/19/2014	Casco Services, LLC
A1.04	Floor Plan - Fourth Floor	5/19/2014	Casco Services, LLC
A1.10	Unit Plans - Standard Unit	5/19/2014	Casco Services, LLC
A1.11	Enlarged Floor Plans - Standard Unit	5/19/2014	Casco Services, LLC
A1.30	Unit Plans - Penthouse Units	5/19/2014	Casco Services, LLC
A1.31	Enlarged Floor Plans - Penthouse Units	5/19/2014	Casco Services, LLC
A1.40	Seaming Diagrams and Installation Instructions	5/19/2014	Casco Services, LLC
A2.00	Roof Plan	5/19/2014	Casco Services, LLC
A3.00	Exterior Elevations	5/19/2014	Casco Services, LLC
A3.01	Exterior Elevations	5/19/2014	Casco Services, LLC
A4.00	Door, Window and Room Finish Schedules Standard Units	5/19/2014	Casco Services, LLC
A4.01	Door and Window Schedules - Penthouse Units	5/19/2014	Casco Services, LLC
A4.02	Door and Window Details	5/19/2014	Casco Services, LLC
A5.00	Building Sections	5/19/2014	Casco Services, LLC
A5.10	Wall Sections	5/19/2014	Casco Services, LLC
A5.11	Wall Sections	5/19/2014	Casco Services, LLC
A5.12	Wall Sections	5/19/2014	Casco Services, LLC
A5.13	Wall Sections	5/19/2014	Casco Services, LLC
A6.00	Stair Plan and Details	5/19/2014	Casco Services, LLC
A6.01	Stair Details	5/19/2014	Casco Services, LLC
A6.02	Stair Details	5/19/2014	Casco Services, LLC
A6.03	Stair Details	5/19/2014	Casco Services, LLC
A7.00	Standard Unit Interior Elevations	5/19/2014	Casco Services, LLC
A7.01	Standard Unit Interior Elevations	5/19/2014	Casco Services, LLC
A7.02	Standard Unit Interior Elevations	5/19/2014	Casco Services, LLC
A7.03	Standard Unit Interior Elevations	5/19/2014	Casco Services, LLC

Page No.	Title	Date	Author
A7.04	Standard Unit Interior Elevations	5/19/2014	Casco Services, LLC
A7.05	Standard Unit Interior Elevations	5/19/2014	Casco Services, LLC
A7.06	Standard Unit Interior Elevations	5/19/2014	Casco Services, LLC
A7.10	Penthouse Unit Interior Elevations	5/19/2014	Casco Services, LLC
A7.11	Penthouse Unit Interior Elevations	5/19/2014	Casco Services, LLC
A7.12	Penthouse Unit Interior Elevations	5/19/2014	Casco Services, LLC
A7.13	Penthouse Unit Interior Elevations	5/19/2014	Casco Services, LLC
A7.14	Penthouse Unit Interior Elevations	5/19/2014	Casco Services, LLC
A7.25	Appliance and Accessories Schedule	5/19/2014	Casco Services, LLC
A7.30	Building Reflected Ceiling Plans	5/19/2014	Casco Services, LLC
A7.31	Building Reflected Ceiling Plans	5/19/2014	Casco Services, LLC
A7.40	Standard Unit Reflected Ceiling Plan and Details	5/19/2014	Casco Services, LLC
A7.41	Penthouse Unit Reflected Ceiling Plan and Details	5/19/2014	Casco Services, LLC
A7.42	Ceiling and Wall Penetrations	5/19/2014	Casco Services, LLC
A8.00	Interior Details	5/19/2014	Casco Services, LLC
A8.03	Interior Details Standard Unit	5/19/2014	Casco Services, LLC
A8.04	Interior Details Penthouse Unit	5/19/2014	Casco Services, LLC
A8.10	Plumbing Fixture Specs Standard Unit	5/19/2014	Casco Services, LLC
A8.11	Plumbing Fixture Specs Standard Unit	5/19/2014	Casco Services, LLC
A8.12	Plumbing Fixture Specs Standard Unit	5/19/2014	Casco Services, LLC
A8.30	Plumbing Fixture Specs Penthouse Unit	5/19/2014	Casco Services, LLC
A8.31	Plumbing Fixture Specs Penthouse Unit	5/19/2014	Casco Services, LLC
A8.32	Plumbing Fixture Specs Penthouse Unit	5/19/2014	Casco Services, LLC
A9.00	Exterior Details	5/19/2014	Casco Services, LLC
A9.01	Exterior Details	5/19/2014	Casco Services, LLC
A9.02	Exterior Details	5/19/2014	Casco Services, LLC
A9.11	Elevator Details	5/19/2014	Casco Services, LLC
Structural			
S1.00	Foundation Plan	5/19/2014	Casco Services, LLC
S1.01	Foundation and Framing Details	5/19/2014	Casco Services, LLC
S1.02	1st, 2nd, 3rd and 4th Floor Spot Elevation Plan	5/19/2014	Casco Services, LLC
S2.00	Second and Third Floor Framing Plan	5/19/2014	Casco Services, LLC
S3.00	Roof Framing Plan	5/19/2014	Casco Services, LLC
S4.00	Foundation and Framing Details	5/19/2014	Casco Services, LLC
S5.00	Framing Details	5/19/2014	Casco Services, LLC
S5.01	Framing Details	5/19/2014	Casco Services, LLC
S6.00	Foundation and Framing Details	5/19/2014	Casco Services, LLC
S7.00	Foundation and Framing Details	5/19/2014	Casco Services, LLC
S8.00	Typical Floor Framing Plan	5/19/2014	Casco Services, LLC
S9.00	Truss Profiles	5/19/2014	Casco Services, LLC

Page No.	Title	Date	Author
Mechanical and Plumbing			
MP1.01	Mechanical and Plumbing 1st and 2nd Floor Plans	5/19/2014	PHA Consulting Engineers, Inc.
MP1.02	Mechanical and Plumbing 3rd and 4th Floor Plans	5/19/2014	PHA Consulting Engineers, Inc.
MP1.03	Domestic Water 1st - 4th Floors	5/19/2014	PHA Consulting Engineers, Inc.
M2.01	Mechanical Unit Plans	5/19/2014	PHA Consulting Engineers, Inc.
M2.02	Mechanical Unit Plans	5/19/2014	PHA Consulting Engineers, Inc.
M3.01	Mechanical Details	5/19/2014	PHA Consulting Engineers, Inc.
M3.02	Condensate Details and Mechanical Schedules	5/19/2014	PHA Consulting Engineers, Inc.
M3.03	Mechanical Penetration Details	5/19/2014	PHA Consulting Engineers, Inc.
P2.01	Plumbing Unit Plans	5/19/2014	PHA Consulting Engineers, Inc.
P2.02	Plumbing Unit Plans	5/19/2014	PHA Consulting Engineers, Inc.
P3.01	Plumbing Schedules and Details	5/19/2014	PHA Consulting Engineers, Inc.
P3.02	Plumbing Details	5/19/2014	PHA Consulting Engineers, Inc.
P3.03	Plumbing Risers and Details	5/19/2014	PHA Consulting Engineers, Inc.
Fire Protection and Alarm			
FP-0	Fire Sprinkler Plan General Notes	5/19/2014	Obsidian Fire Consulting, LLC
FP-1	Fire Sprinkler Plan 1st and 2nd Floor Plans	5/19/2014	Obsidian Fire Consulting, LLC
FP-2	Fire Sprinkler Plan 3rd and 4th Floor Plans	5/19/2014	Obsidian Fire Consulting, LLC
FP-3	Fire Sprinkler Plan Details	5/19/2014	Obsidian Fire Consulting, LLC
FA-0	Fire Alarm Plan Notes and Details	5/19/2014	Obsidian Fire Consulting, LLC
FA-1	Fire Alarm Plan 1st and 2nd Floor Plans	5/19/2014	Obsidian Fire Consulting, LLC
FA-2	Fire Alarm Plan 3rd and 4th Floor Plans	5/19/2014	Obsidian Fire Consulting, LLC
Electrical			
E1.01	Electrical 1st and 2nd Floor Plans	5/19/2014	PHA Consulting Engineers, Inc.
E1.02	Electrical 3rd and 4th Floor Plans	5/19/2014	PHA Consulting Engineers, Inc.
E2.01	Electrical Unit Plans	5/19/2014	PHA Consulting Engineers, Inc.
E2.02	Electrical Unit Plans	5/19/2014	PHA Consulting Engineers, Inc.
E2.03	Electrical Unit Dimension Plans	5/19/2014	PHA Consulting Engineers, Inc.
E2.04	Electrical Unit Dimension Plans	5/19/2014	PHA Consulting Engineers, Inc.
E3.01	Electrical Ltg. Schedule and Panels	5/19/2014	PHA Consulting Engineers, Inc.
E3.02	Electrical Panels	5/19/2014	PHA Consulting Engineers, Inc.
E3.03	Electrical Panel and Riser	5/19/2014	PHA Consulting Engineers, Inc.
E3.04	Electrical Utility Room Details	5/19/2014	PHA Consulting Engineers, Inc.
E3.05	Electrical Detail and Elevator Details	5/19/2014	PHA Consulting Engineers, Inc.
E3.06	Electrical Unit fireplace Details	5/19/2014	PHA Consulting Engineers, Inc.
E3.07	Electrical Penetration Details	5/19/2014	PHA Consulting Engineers, Inc.



Orlando Breeze Resort

- - T&G Constructors Under Construction
- - T&G Constructors Completed Construction
- - T&G Constructors Construction Manager Currently Bidding
- - Future Opportunities



Silverleaf Information



OBR Ambassador Building 4

May 27, 2014

Silverleaf Resorts, Inc. (SRI) has spent many years in developing the many standards, Equipment, and materials that are contained within the Design Documents. In many, many cases, items specified and detailed were developed in reaction to previous less than desirable experiences, and with the idea to create an improved, construction value conscience documents with long term beneficial operational results intended. Since for Silverleaf, the Units are "our" Product, adherence to the Construction Documents design intent, material and equipment selections is mandatory.

NOTICE TO BIDDERS / CONTRACTORS:

All submittals and items furnished must be in accordance with all drawings and specifications. The Contractor and all subcontractors are instructed to carefully review all drawings and specifications for all work which may pertain to any installation or specific discipline and coordinate their bids and work accordingly.

In the event of a conflict in the construction documents (drawings and specifications), bidding contractors must identify the conflict through an RFI for resolution prior to bidding. In the event of a conflict identified following award of contract, an RFI shall be submitted for resolution before the item or material is ordered or installed. SRI will retain the sole right to resolve any such conflicts at no charge or cost from the Contractor or delay in the project.

No substitutions or alternates will be accepted or approved without a written Request for Substitution, detailing the reason for the proposed substitution or alternate and the savings to SRI in cost and schedule that will result from the proposed substitution. The Request for Substitution must be approved by the SRI Manager of Construction, the SRI Director of Construction and the Facilities Management or SRI Director of Design, in addition to the Professional of Record. In no case shall the time required for consideration of a Request for Substitution be used as a justification for a delay in schedule or additional cost from the Contractor.

No substitutions or alternates may be ordered or installed if this process has not been followed. Any ordered or installed substitutions or alternates noticed at any time during the project that have not been previously approved through the above described process shall be returned or uninstalled without any reimbursement to the Contractor or delay in the project.

Shop Drawing submissions shall not be used to propose substitutions or alternates. The approval of any shop drawing will not constitute the approval of any substitution contained therein, and will not relieve the Contractor of his obligation to replace the item with that specified at no additional cost or delay in schedule.

SRI RESORT RULES & REGULATIONS

1. The property doesn't house GC's or subcontractors. Off-site arraignments will need to be considered.
2. Construction site and surrounding areas are to be kept clean.
 - a. An orange or chain link construction fence will be installed and maintained by the GC around site and lay-down areas throughout the construction process.
 - b. Any construction debris or food containers blown off-site will be the responsibility of the GC. Should the Resort be required to clean the debris, the GC will have the costs deducted from their pay application.
 - c. Warning signs provided by the GC are required to notify non-construction personnel to keep off the construction site.
 - d. GC is responsible for SWPPP record keeping and maintenance.
 - e. Construction delivery signs are provided by GC.
3. Parking is limited to designated areas. Any contractor parking in undesignated areas will be subject to towing at their own expense.
4. Noise levels should be kept to an absolute minimum at all times. Occupants of the buildings at the resort are generally on vacation and do not want to be disturbed by construction noise. Consider what you would not want to see or hear when you are on vacation.
5. Specific working times will vary as to the location of project on the resort. As a general rule there should be no construction noise before 8 am or after 5:00pm.
6. There are customers and potential customers that will be reviewing the progress of the project periodically. Appropriate clothing is required at all times. If someone on the project is wearing what is deemed to be inappropriate they will be asked to leave.
7. Shirts must be worn at all times.
8. No music is allowed on site.
9. No alcohol can be consumed or allowed on property.
10. Speed limit on property is 10 MPH.
11. GC is responsible to comply with OSHA requirements.

EXHIBIT A INSTRUCTIONS

01000 - GENERAL CONDITIONS

01001	Fees & General Conditions	Include the cost of General Conditions, Builder's Risk Insurance and Fees. Costs will also include supervision, trash collection and removal, temporary facilities and communications, tools, supplies, clean up, equipment rental and safety. Owner will assume cost of use of all temporary utilities, testing and required permits.
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02000 - SITEWORK

02210	Grading @ Building	Include all costs to provide suitable building pad, import and export of materials from given pad elevation to given finished floor elevation in accordance with plans and specifications. Work also includes removal of all pier and beam spoils and to provide rough grading to within 8" of finished floor prior to landscape installation.
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02225	Demolition	Include all costs to demolish existing structures as required by Plans and Specifications. GC is responsible for haul off of all debris and clean up of site and surrounding areas. Costs will also include any permits required.
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02320	Sitework	Include all costs to provide and/or revise sidewalks and parking lots to provide ADA parking which includes curb and sidewalk revisions, signage and striping where indicated on site plan. All utility taps and connections are to be included in either Plumbing Systems [15400 or Electrical 16100].
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02455	Piling	Include all costs to provide pilings as specified on the Site Plan and Structural drawings (if appropriate). Include cost of dewatering and spoil removal.
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02555	Propane Tank	Include all costs to furnish & install all piping per drawings and specifications for propane system, if required. Tank by Owner.
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02750	Sidewalks	Include all costs to provide sidewalks shown on the Site Plans. This includes those walks either at the building or walks leading to the building. Those adjacent to the parking lot are by others, unless noted otherwise.
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02770	Paving	Include all costs to provide new or repair existing paving as called for on the Site Plans.
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02825	Site & Bridge Handrails (material)	These include railings on retaining walls and bridges. Handrails for the building are included in Railings [05720] below.
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02826	Site & Bridge Handrails (installation)	Installation of Site handrail [02825].
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02832	Retaining Walls	Include cost of all retaining walls as called for on the Site Plan.
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02852	Bridges	Include all cost for labor and material to construct bridge shown on Plans.
02870	Trash Enclosure	GC furnished.
02872	Trash Enclosure (installation)	Include all costs to install trash enclosure, including pad prep, concrete pad and railing if required.
02900	Landscaping & Irrigation	Owner Furnished.
03000 - CONCRETE		
03400	Concrete	Include all costs to excavate & export soils and to backfill footings & grade beams. Include all costs to form, reinforce, place, and finish concrete. Include cost to form, reinforce, place & finish concrete for bridge bulkhead and bridge support foundation (if applicable). Include costs of all anchor bolts, vapor barrier and plates.
030450	Precast Stair Treads	GC to purchase from designated vendor.
03510	Precast Stair Tread (installation)	Include all costs of precast stair tread labor, bolts, fasteners, hardware and installation.
03550	Gypsum Concrete	Include all costs of material and installation of gypsum concrete where shown.
04000 - MASONRY		
04200	Masonry Units	Include cost of all masonry work as required by Plans & Specifications.
05000 - METALS		
05060	Steel	Furnish and install all steel items required by the plans and specifications.
05720	Railings & Handrails	GC to purchase from designated vendor. Include all cost for building railing, handrail material & bridge railing.
05722	Railings & Handrails (installation)	Installation by GC.
06000 - CARPENTRY		
06050	Framing (material)	Furnished by GC from top of slab to roof deck. Include cost of all flashing not related to roofing. Owner retains the right to furnish this package. All materials above plywood roof deck should be included in Metal Roofing [07610].
06100	Framing (labor)	Include cost of all framing and blocking labor from slab to roof deck, including nails, fasteners, hold downs, clips, hangers, straps and connectors. Include cost to install windows, exterior doors and building wrap. All work above plywood deck is included in Metal Roofing [07610].
06170	Wood Joists & Trusses (material)	Furnished by GC. Owner retains the right to furnish this package.
06200	Finish Carpentry (material)	Furnished by GC. Owner retains the right to furnish this package.

06202	Finish Carpentry [labor]	Include cost to install standing and running trim, interior doors and all items other than windows in Division 8.
06410	Cabinets [material]	Furnished by GC from designated vendor. Owner retains the right to furnish this package.
06412	Cabinets [installation]	Include all cost to install cabinets.
06415	Countertops & Solid Surface [material]	Furnished by GC. Owner retains the right to furnish this package.
06417	Countertops & Solid Surface [installation]	Include all cost to install countertops
06650	Cultured Marble [material]	Furnished by GC from designated vendor. Owner retains the right to furnish this package.
06652	Cultured Marble [installation]	Include cost to install all cultured marble.
07000 - MOISTURE PROTECTION		
07210	Insulation [material & labor]	Include cost to furnish and install insulation.
07460	Vinyl Siding, Soffits, Fascia & Exterior Trim [material]	Specified by Owner; GC to purchase from designated vendor. Include: vapor barrier & tape, vinyl siding, soffit, fascia, number sign & handrail blocking and trim material.
07462	Vinyl Siding, Soffits, Fascia & Exterior Trim [labor]	Include cost to install vinyl siding, soffit, fascia, number sign & handrail blocking and trim material. Include all nails and fasteners.
07610	Metal Roofing [material]	Include all costs to furnish metal roofing and underlayment. Material costs include that material from the plywood deck up.
07612	Metal Roofing [labor]	Include all costs to install metal roofing and underlayment. Labor cost inside work from the plywood deck up. Include all nails and fasteners.
07710	Gutters & Downspouts	Include all costs to furnish and install gutters and downspouts.
07915	Caulking & Sealants	Include all costs to furnish and install door, window and siding caulking.
08000 - DOORS & WINDOWS		
08150	Doors	Furnished by GC. Owner retains the right to furnish this package. Labor to install doors is in Finish Carpentry Labor [06202]
08400	Storefront	Include cost to furnish and install all storefront doors and windows with associated hardware, tax and freight.
08500	Windows	Furnished by GC. Owner retains the right to furnish this package. Labor is in Framing Labor [06100].
08710	Finish Hardware	Furnished by GC. Owner retains the right to furnish this package. Labor is in Finish Carpentry Labor [06202].
08712	Electronic Locks	GC to purchase from designated vendor and install per drawings and specifications.

09000 - FINISHES		
09220	Stucco	Include all costs to furnish and install all stucco or EFIS systems as shown on the plans.
09250	Drywall, Tape, Bed & Texture [material & labor]	Include all costs to furnish and install all drywall systems, excluding tape, bed & texture.
09310	Floor Tile [material & labor]	Include all costs to furnish & install floor tile including trip charges. Floors are to be free of all debris, and swept broom clean by the GC.
09640	Wood Flooring	Include all costs to furnish & install wood floor including trip charges. Floors are to be free of all debris, and swept broom clean by the GC.
09650	Resilient Flooring [material & labor].	Include all costs to furnish and install all resilient flooring including trip charges. Floors are to be free of all debris, and swept broom clean by the GC.
09687	Carpet [material]	Standard carpet furnished by Owner.
09688	Carpet & Pad [pad material & installation labor]	Include all costs to furnish all floor prep, adhesive and installation of material including trip charges. Floors are to be free of all debris, and swept broom clean by the GC. GC to verify required quantities. The GC shall verify if Owner Furnished carpet has integral pad. GC to include off-loading & storage.
09910	Paint & Stain	Include all costs to furnish and install all Sherwin-Williams paint, stain and caulk as indicated on drawings and specs.
10000 - SPECIALTIES		
10300	Fireplace [material]	Specified by Owner. GC to purchase from designated vendor.
10302	Fireplace [labor]	Install specified fireplace, including all labor and materials.
10304	Cast Stone	Specified by Owner; GC to purchase from designated vendor.
10800	Toilet & Bath Accessories	Owner Furnished, installed by GC.
10826	Mirrors [material & labor]	Include all costs to furnish & install bathroom mirrors.
10916	Closet Specialties [material & labor]	Include all costs to furnish & install wire shelving at closets and shelving in storage rooms.
11000 - RESIDENTIAL EQUIPMENT		
11452	Appliances	Owner Furnished. Installation cost should be allocated to Electrical [16100] and/or Plumbing [15400].
12000 - FURNISHINGS		
12612	Theater Seating	Include all cost to furnish & install theater seating and associated fixtures, if applicable.
13000 - SPECIAL CONSTRUCTION		
13510	Swimming Pool Enclosures	Include all cost to furnish & install pool enclosures.
13512	Swimming Pool & Equipment	Include all cost to furnish & install pools & associated equipment, including pumps, filters and chemical feeds.

13165	Water Attractions	Include all cost to furnish & install water attractions and associated rides.
14000 - CONVEYING SYSTEMS		
14235	Elevator	Include all costs to furnish and install complete elevator system as required by Plans and Specifications
15000 - MECHANICAL		
15300	Fire Protection System	Include all costs to furnish and install complete fire sprinkler systems, including hose stations and fire hose cabinets.
15400	Plumbing Systems (material and labor)	Include all cost to furnish and install all water, gas and sewer piping. Include cost to install water heaters, appliances as required, sinks, faucets, tubs, etc. Include cost of utility taps, lines, piping and connections.
15410	Plumbing Fixtures & Water Heaters (material only)	Furnished and installed by GC. Owner retains the right to furnish materials in this package.
15700	HVAC Systems (material & labor)	Include all costs to furnish and install complete HVAC system.
16000 - ELECTRICAL		
16100	Electrical & Fire Alarm Systems & Test (material & labor)	Include cost to furnish and install all electrical systems including thermostats, exhaust fans, switch gear, unit heaters, TV cables, phone lines and breakers. Include cost to install bath exhaust fans, light fixtures, appliances as required, ceiling fans, switch gear, panels, emergency lights, EXIT signs and exterior building and site lighting. Include cost to furnish, install and test fire alarm system. Include cost to furnish and install secondary power; conduit, cable and connections from utility transformer to building disconnect.
16150	Alarm & Detection Systems	When alarm & detection is not handled by either 16100 Electrical or 15300 Fire Protection, include all costs to furnish, install and test fire alarm system.
16500	Light Fixtures (material only)	Furnished and installed by GC. Owner retains the right to furnish materials in this package.

EXHIBIT B

SUPPLEMENTAL CONDITIONS TO THE AIA DOCUMENT A105 - 2007

PROGRESS PAYMENTS CONTRACTS

For the purpose of this document, the General Contractor shall be referred to as GC and the Owner [Silverleaf Resorts, Inc. and Resort Development] shall be referred to as SRI.

I. CHANGE ORDERS

- A. Prior to performing any additional work, the GC is required to submit and receive approval for performing that work. If additional work is required, the GC shall make a request in writing using the attached REQUEST FOR CHANGE ORDER (RFCO) form. If approved, the GC will be instructed to prepare (in triplicate) AIA G701- 2001 CHANGE ORDER and submit to SRI for processing. In order to have approval for a Change Order, the GC must submit adequate documentation that supports the request for change. Additional work is herein defined as any work directed by an RFCO, SRI Field Directive, AIA G709 WORK CHANGES PROPOSAL REQUEST, AIA G710 ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS, AIA G714 CONSTRUCTION CHANGE DIRECTIVE, AIA G716 REQUEST FOR INFORMATION or any other document or request, written or verbal which causes a price variance from the original SOV. The Owner reserves the right to accept the RFCO as is or request that the GC proceed with the work on a time and material basis per Paragraph E following. Receipt of the signed RFCO exhibits approval by SRI for the GC to proceed with the work. *AN RFCO must be submitted in writing within thirty days of recognition and notification to the Owner of a condition giving rise to a claim for additional work. Failure to submit all costs and requests for extension of time required for this change prior to the expiration of this thirty day period will result in denial of said claim.*
- B. When an RFCO is submitted where more than one line item on the SOV is affected, the GC shall provide a spreadsheet which shows an accurate breakdown of the total cost by line item.
- C. The actual Change Order, once submitted shall have attachments of the approved RFCO which contain supporting documentation outlined above.
- D. A Field Authorization may also be issued for minor work done where the value of the work does not exceed \$2,500.00. A signed copy of that Field Authorization, along with other supporting documents, must be submitted with the Change Order. This Section does not relieve the GC's responsibilities noted in Article 10 of the AIA DOCUMENT A105-2007 - ELECTRONIC FORMAT GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION OF A SMALL PROJECT. The signed Field Authorization will serve as the GC's notice to proceed with the covered work.
- E. SRI shall process and return an executed RFCO to the GC for implementation in a timely manner.
- F. If the RFCO is accepted as Cost Plus, the RFCO shall be approved and marked: APPROVED AS COST PLUS. This shall notify the GC that the amount submitted is a guideline and that the final cost shall be determined by the total of all third party invoices submitted for the work to include all materials, labor, subcontractors and taxes. The GC shall be allowed a mark up for Overhead & Profit in accordance with the provisions of the Contract.
- G. Time extensions due to inclement weather shall be requested via RFCO and must be submitted within thirty [30] days of the occurrence of the lost time.
 - 1. Requests for time extensions after this thirty day period expires will be denied.

Substantiation of claims must be documented as follows:

- a. The GC must submit preliminary requests via the weekly electronic mail update. A copy of this notice must be attached to the request to verify the date.
 - b. Dates for potential requests must be claimed during the report for the week of occurrences.
 - c. Electronically date stamped digital photographs must accompany such requests which justify such extension.
 - d. Either a weather report or Daily Job Log must be submitted to substantiate such claims.
2. Under no circumstances will the GC be allowed time extensions for delays due to weather once Inspection Number 2 has been requested. Refer to the attached INSPECTIONS. All inspections require an advanced notice of three weeks. First inspections that are cancelled by weather and rescheduled for another date will be at the expense of Silverleaf,
 3. Under no circumstances will any Change Orders to General Conditions [Extended General Conditions] be granted for weather delays or change in scope of work or material delivery delays beyond control of the Owner. Only those amounts indicated in the Contract will be allowed.
 4. Should the Owner elect to delay the project for any reason, the GC will receive written notice from the Owner at which time the GC shall provide a detailed accounting of expenses which shall be commensurate with the length and timing of the delay. Once approved by the Owner, the GC shall submit the appropriate RFCO to cover these costs. When given notice to resume work, the GC shall submit the appropriate RFCO to cover the costs of re mobilization.
 5. All time extensions and subsequent calculations for Bonus / Liquidated Damages are made based on calendar days.
 6. This Section does not relieve the GC's responsibilities noted in Article 11 of the AIA DOCUMENT A105-2007 - ELECTRONIC FORMAT GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION OF A SMALL PROJECT.

APPLICATION AND CERTIFICATES FOR PAYMENT

- A. The GC shall prepare applications for payment utilizing AIA DOCUMENT G702 APPLICATION AND CERTIFICATE FOR PAYMENT and G703 - CONTINUATION SHEET. No other form will be accepted. This will be done as outlined in Section 12 of the AIA DOCUMENT A105-2007 - ELECTRONIC FORMAT GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION OF A SMALL PROJECT.
- B. The GC shall submit an updated Subcontractor list upon substantial changes and with each Request for Payment. At no time will any draw be recognized for a subcontractor not currently on file or shown on this list. The Subcontractor list must identify the subcontractor by the Cost Code applicable to the work being performed.
- C. The Change Orders, once approved, shall be listed as a sub heading under the category to which it applies, showing the original amount and the Change Order amount in the Schedule of Values. The revised amount for that line item shall include the Change Order amount. Example:

A.	B.	C.
11452	Appliances	15,690.00
	Original	15,349.00
	C O # 3	341.00

- D. Under no circumstances will Change Orders be included on any Request for Payment until

- approved and a signed copy is returned to the GC.
- E. A fully completed SRI AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS AND RELEASE OF LIENS by the GC from current application period shall be attached to the application. If this form is not used, the replacement form must be a conditional waiver. Incomplete lien release submittals shall be deducted from current application. A copy of each Change Order must be included in each Request for Payment.
- F. The Draw Period shall be determined by the amount of work that has been done and certified according to the schedule INSPECTIONS shown on Page 9 of this EXHIBIT. Only the amount covering the work shown on the schedule will be considered, except for MATERIAL STORED ON SITE and Deposits required by NATIONAL BUYING PROGRAM vendors. The following stipulations will also apply.
1. All MATERIAL STORED ON SITE and deposits for NATIONAL BUYING PROGRAM vendors shall be shown in the Column F, MATERIALS STORED ON SITE of the AIA G703 form. The amount shown in Column E, WORK COMPLETED THIS PERIOD will represent only that work that is in place and completed.
 2. As a prerequisite for Draw # 1, the GC must submit documentation to SRI that verifies satisfactory completion of materials testing as outlined in the Contract Documents.
 3. Except for Draw # 1 which may include up to 20% of the 01001 FEES AND GENERAL CONDITIONS for start up costs, at no time shall the total of 01001 FEES AND GENERAL CONDITIONS exceed the total percent complete for the Project for the work shown in Columns D + E, WORK COMPLETED on the AIA G703 Form.
 4. Except for the Final Request for Payment, the total of any draw shall not exceed 90% of the Contract Amount. The cost used in the calculations shall include any potential amounts due from the GC resulting from Liquidated Damages.
 5. Upon proper notification to SRI, the GC shall have the option of combining two or more Applications for Payment.
 6. Stipulations for Final Draw are as noted in IV CONTRACT CLOSEOUT, PARAGRAPH B following.
- G. Once the GC has achieved the work shown for a particular Draw Number, he shall prepare a pencil draft of the application package and transmit via a facsimile same to SRI to the attention of the Director of Construction. This pencil draft of the pay application is to include the AIA G702, AIA G703 and copies of all Change Orders and must be received by SRI via facsimile in time to schedule the appropriate inspection as shown on INSPECTIONS. The Architect and Owner will schedule an inspection within five working days. The GC will be notified in writing of approval or corrections to be made prior to submittal of the payable copy.
- H. The GC shall make such corrections as required and submit three original and executed copies of the draw request via express mail to SRI. All copies must contain supporting documents. If the GC does not require an approved copy for his files, only two copies must be submitted. The Architect shall forward his inspection letter of compliance to SRI which will become a part of the file.
- I. Draw amounts shall be paid to the GC within fifteen [15] days of approval by SRI. Incomplete pay applications will be returned unprocessed.
- J. All Allowance and National Buying Program [NBP] Items shall be reconciled via Change Order. Reconciliation of these items must be done prior to its submittal for payment or inclusion on a Request for Payment. Reconciliation for NBP items shall include all invoices from the vendor. Prior to submission of Request for Payment of that item, the GC shall present a final accounting, along with an appropriate Change Order that will balance the Allowance or NBP Item to zero. In no event, will the GC be allowed to exceed ANY Allowance Item. If the specified work exceeds an Allowance amount, the GC must request permission, substantiated by three valid quotations for the line item. Approval by SRI must be made prior to proceeding

with the Work. There are no substitutions for materials or vendors for NBP items.

III. PROJECT COMMUNICATIONS

- A. Once the General Contractor has received the executed Contract Documents, ALL Project communication shall be directed to and received from the assigned Project Manager reporting to the Director of Construction. The GC shall not request nor shall he abide by any information for the Project other than that transmitted by the Project Manager.
- B. Clarifications, supplemental instructions and general information from SRI shall be transmitted to the GC utilizing Change Directive forms as the Architect or SRI deems proper.
- C. The GC shall request information from SRI utilizing a Contractor's Request for Information form or by such form the Architect or SRI deems proper.
- D. The GC shall promptly supply all Shop Drawings and Submittals to the Project Manager. No work is to be installed prior to approval by SRI.
 - 1. Any oversight by SRI or any of SRI's Consultants for items on the Submittals shall not relieve the GC or any of its Subcontractors from finishing the building in accordance with all items specified on the construction documents, in the specifications, or by code.
- E. The GC shall maintain a Daily Job Log that remains open and accessible to the Architect or SRI and contains daily weather conditions, work descriptions and a labor breakdown by trade, or any information SRI deems necessary. All of the information is to enable SRI to review potential and previously authorized Change Orders and provide satisfactory backup thereto.
- F. The GC shall provide an interim schedule to SRI upon request, which indicates compliance with the anticipated completion date. A "Remarks" column must be shown, indicating a narrative on the work that is presently being done and a percent complete for each project.
- G. The GC shall transmit a weekly job progress report, including percent complete to the Project Manager via email at noon Thursday of each week.
 - 1. A minimum of four [4] project digital photographs shall be included as a part of this report. Photographs must provide a representation of the actual progress and must contain an electronic date stamp. Additional photographs may be required by SRI.
 - 2. This report shall be electronically filed no later than noon every Thursday.
 - 3. Failure to provide such reports may delay the inspection process and will be considered a violation of the terms of the Contract.
- H. PROJECT CONTROL: Once the GC has performed final finishes of any type, the project must be maintained in a secure condition when workmen are not present. This requires that all doors and windows must be properly secured and locked. All locks used on the doors must be keyed alike, with the only key remaining in possession of the GC. Only the Architect and SRI's Construction Representative will be allowed in these finished areas prior to acceptance. Any interim inspections by the Architect or Owner's Representative require the presence of the GC.
- I. OCCUPANCY DATE: It benefits the GC and SRI to establish, as early as possible, a definitive OCCUPANCY DATE. This date, although established by Contract, will be verified at the time the GC has completed the drywall portion of the work and will be the date SRI can occupy. Once the date has been confirmed, the GC must provide sufficient manpower, tools, equipment and materials to meet that date. There will be no exceptions granted for the extension of that date, other than those circumstances stipulated in the Contract Documents.
- J. SUBSTANTIAL COMPLETION: The definition of Substantial Completion shall be that the building must be complete for the purpose of Owner occupancy and finished according to the Construction Documents with only the punch list remaining. This is to include all Life Safety items. This date is set forth in the Contract. The CERTIFICATE OF SUBSTANTIAL COMPLETION shall

be governed by the following:

1. To achieve Substantial Completion, the GC will have met these conditions:
 - a. The following systems must be functional as designed, excluding punch list:
 - All appliances installed and working
 - All Light Fixtures and Ceiling Fans
 - All Plumbing Fixtures
 - All Mirrors
 - All Cabinets and Counter Tops
 - All Flooring
 - All Painting
 - Exterior Vinyl
 - All Roofing
 - All exterior Doors and Interior Doors.
 - All Signage
 - b. The following are to be finished completely with no punch list items:
 - All railings and handrails
 - All stairs
 - Fire alarm system
 - Fire sprinklers
 - Elevator System
 - All electrical for building, including permanent power
 - Concrete landings and walkways
 - Entry door locks as designed
 - Emergency lighting for building
 - HVAC for Units
 - Hot water to each unit
 - All plumbing as designed
 - Permanent potable water to building
 - c. The GC will have performed a pre punch and remedied all deficiencies. Only after the pre punch and completion of those punch items will SRI deem that the facility is ready for Substantial Completion inspection by SRI & Architect.
 - d. SRI and the Architect will provide a Substantial Completion punch list to determine if the building meets the conditions required to issue a Certificate of Substantial Completion. At that time, SRI will determine if FF&E can be installed.
 - e. The Architect will provide an inspection that will certify that the building has been constructed in compliance with the plans and specifications and meets all local codes and conditions.
 2. SRI will pay for the travel expenses of the Consultants for the first Substantial Completion visit only. Any follow-up visits required due to project not being substantially complete will be at the expense of the GC.
 3. An AIA DOCUMENT G704-2000 CERTIFICATE OF SUBSTANTIAL COMPLETION must be issued by SRI. Document will be signed by the Architect, SRI [VP of R&D, Director of Construction or Director of Design] and the GC. The date of issuance on this document will determine the Project Duration and establish the exact number of days used to calculate the amount of required by the BONUS/LIQUIDATED DAMAGES clause.
 4. A copy of the remedied Punch List provided by the Architect and SRI must be attached to the CERTIFICATE OF SUBSTANTIAL COMPLETION if any.
 5. Once the FF&E has been installed and all outstanding punch list items have been complete, the GC may request a Final Inspection.
- K. FINAL INSPECTION: The GC shall promptly notify the Owner's Representatives at least three

days prior to the OCCUPANCY DATE to conduct a Final Inspection of the finished work. At the time of this final inspection the GC shall provide sufficient men and material to remedy those minor deficiencies prior to final acceptance by SRI. Also, prior to the Final Inspection, the GC will have satisfied all inspections required for Occupancy by local codes and requirements. A copy of the OCCUPANCY PERMIT or inspection tags will be required to begin the inspection. A completed SRI FINAL INSPECTION ACCEPTANCE Form will be required as part of the final Payment Application. This Section does not relieve the GC of requirements stated in SECTION 01700 - CONTRACT CLOSEOUT of the Specifications.

- L. Successful completion of this inspection will evidence the authority of the GC to apply for and receive the Retainage or Final Draw per the Contract Documents.
- M. FINAL ACCEPTANCE: Once SRI has accepted the portion of the facility being inspected, the GC will remove the construction lock, allowing Operations to install their mastered locks. Once these conditions are met, that portion of the work will be deemed accepted by SRI, relieving the GC of any additional liability or responsibility except for warranty work as outlined elsewhere in the Project Documents.

IV. CONTRACT CLOSEOUT

- A. GC shall request consideration for Certificate of Substantial completion 2-3 weeks prior to anticipated project completion date. Request shall be submitted in writing to the Project Manager [electronic communication is acceptable].
- B. Prior to the submission of the final draw, the GC shall submit to the Project Manager, two [2] 3-ring binders containing all information required on the Table of Contents supplied by the SRI Project Manager which shall include, but not limited to the names and contact information of all prime subcontractors, all warranty information, all operational manuals and/or information and all warranties and guarantees. In addition, the GC shall submit a final "as-built" drawing, showing all of the utilities and their connections and their dimensions from building. No final payment will be made until these Manuals, and plans are received and approved. Failure to submit these documents will result in days added to the Contract and applicable charges imposed as outlined in the BONUS/LIQUIDATED CLAUSE of the Contract.
- C. Within thirty [30] calendar days after date of SRI acceptance of FINAL INSPECTION documentation and issuance to the GC an AIA G704, CERTIFICATE OF SUBSTANTIAL COMPLETION, the GC shall submit final Application and Certificate for Payment as previously directed.
 - 1. A fully executed SRI AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS AND RELEASE OF LIENS shall be included with the final application package. Only the General Contractor's affidavit requires certification by a Notary. In addition, Conditional or Final Lien Waivers must be submitted for the following subcontractors or vendors unless the work is performed by GC's own forces, in which case a statement must be included that replaces the Lien Waiver for that Subcontractor:
 - a. 03400 Concrete Subcontractor
 - b. 06050 Framing Material Supplier
 - c. 06100 Framing Subcontractor
 - d. 06412 Cabinet supplier
 - e. 07460 Vinyl Siding Subcontractor
 - f. 07610 Roofing Subcontractor
 - g. 09250 Gypsum Board Subcontractor
 - h. 09910 Painting Subcontractor
 - i. 15400 Plumbing Subcontractor
 - j. 15700 HVAC Subcontractor

- k. 16100 Electrical Subcontractor
- 2. All SRI Projects will automatically close 60 days from the DATE OF OCCUPANCY. There will be no further considerations for any payments or adjustments once the Projects have been closed.
- 3. As a recap of the previous conditions, the following documents MUST be submitted with the final APPLICATION FOR PAYMENT:
 - a. Notarized submittal of the AIA DOCUMENT G702 APPLICATION AND CERTIFICATE FOR PAYMENT and G703 - CONTINUATION SHEET as noted in Section II Paragraph A. above.
 - b. An executed and notarized copy of the SRI AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS AND RELEASE OF LIENS as noted in Section II Paragraph D. above.
 - c. Copies of ALL approved Change Orders, including the reconciliation Change Order for the BONUS/LIQUIDATED DAMAGES CLAUSE, noted in Section III Paragraph I.2.d. above.
 - d. Unless previously submitted as required in Section IV Paragraph B above, the GC shall submit two copies of the Project Manual that includes:
 - (1) a final list of all subcontractors and vendors and their contact information
 - (2) all warranties, product information and operating instructions.
 - (3) one hard copy plus a digital file of as-built building plan.
 - e. An executed copy of the AIA DOCUMENT G704-2000 CERTIFICATE OF SUBSTANTIAL COMPLETION and Punch List as required in Section III Paragraph I.2 above.
 - f. The original documentation of the CERTIFICATE OF OCCUPANCY issued by the local governing authorities.
 - g. An executed copy of the SRI FINAL INSPECTION ACCEPTANCE form.
- D. SRI will hold an inspection on the first Anniversary Date of the receipt of the Certificate of Occupancy.
 - 1. The GC must provide a representative to inspect the Project with the SRI representative and note the deficient items that are covered under the one year warranty.
 - 2. SRI shall notify the GC in writing that certain items require repair and/or replacement within three working days after the inspection.
 - 3. The GC shall have five working days to repair such items and report same to SRI.
 - 4. The GC shall not be responsible for:
 - a. dust, debris or cleaning of the work,
 - b. improperly operated elements of the work,
 - c. improperly maintained elements of the work or
 - d. normal wear and tear.

INSPECTIONS

DRAW NUMBER	DRAW NAME	INSPECTION PARTY	INSPECTION ITEMS	DOCUMENTATION REQUIRED
1	Foundation	Structural & MEP Engineer & Owner	Inspection prior to pour to certify rebar placement, beam depth, grade around building to insure that beam spoils have been hauled off & not wasted and vapor barrier placement. Review of concrete test cylinders results. MEP rough in.	Letter of verification of observed items by Structural Engineer.
2	Final Framing	Structural Engineer, Architect & Owner	Once roof is framed and decked and sheathing is applied, check all structural aspects, including dimensional control.	Letter of verification of observed items by Structural Engineer.
3	Pre Drywall	MEP Engineer, Fire Suppression Engineer & Owner	Inspection of MEP & Fire Suppression System rough in for compliance with Plans & Specifications. Inspect all electrical devices, HVAC grille & duct locations and plumbing rough including dimension control and proper materials. Owner shall check all final aspects of dimension control.	Letter of verification of observed items by both engineer consultants.
4	Substantial Completion	Architect & Owner	Inspect all finished surfaces, including walls, cabinets, flooring & exterior. Architect to inspect as to compliance with plans and specifications.	Substantial Completion Form
5	Final Inspection	Architect, all Engineers and Owner Representatives	Inspect all work, preparing for documentation for Certificate of Occupancy where required.	Verification by Architect that all items are complete to satisfy occupancy requirements.

* First time inspections are furnished by Silverleaf. Any additional job site inspections required by our Consultants for non completion of installation or non compliance of drawings or code thru no fault of Silverleaf or at the request of the GC will be paid by the GC. This includes any and all expenses to include air fare, lodging, meals, transportation, and fees.

REQUEST FOR CHANGE ORDER

PROJECT NUMBER: _____
 RESORT: _____
 RFCO #: _____
 TYPE OF CONTRACT: _____
 CONTRACT NUMBER: _____
 GENERAL CONTRACTOR: _____

1. Why is this Change being requested? Include a brief description.

2. Is this Change considered a Change in the Scope of Work or Specifications?

 Yes No

3. Is this a Change due to conflicts on the Plans or Specifications?

 Yes No

4. Who is the responsible party requesting this Change?

_____ [Name]

5. Is this a Change due to a Field Directive, [attach copy], email [attach copy] or verbal request?

 Yes No

6. Will the work require a Time Extension?

 Yes No

7. If a Time Extension is required, how many days will be added?

_____ days

8. What is the approximate cost and cost code for the work?

CODE AMOUNT

<u>ORIGINAL CONTRACT & COR #</u>	<u>DATE</u>	<u>AMOUNT</u>
Original Contract Amount		
COR 01		

CONTRACT AMOUNT TO DATE

9. Does the work require a Backcharge?

Yes No

10. If a Backcharge is required, who is the party?

(Name)

11. Has the Backcharge been prepared and submitted to the responsible party?

Yes No

12. If not already submitted, when will this happen?

(Date)

13. Has the contractor submitted satisfactory evidence of change, including proper credit to applicable cost [attach backup]?

Yes No

14. Has the contractor submitted quantity estimates for work to be done, including time and material [attach backup]?

Yes No

15. Quantity estimates verified by [attach backup]:

(Initial)

REVIEW & APPROVALS: Owner accepts the RFCO as:
(To Be Checked By SRI Only)

- Submitted Price
- Cost Plus

SUBMITTED BY

DATE

DATE

VP RESORT DEVELOPMENT

DATE

DIRECTOR OF STRATEGIC PLANNING

DATE

CHIEF OPERATING OFFICER

DATE



SILVERLEAF RESORTS, INC.

RESORT DEVELOPMENT
1221 RIVER BEND DRIVE, SUITE 120
DALLAS TX 75247-4919
P: (214) 951-0962 F: (214) 630-4740

SRI FINAL INSPECTION ACCEPTANCE FORM

The following undersigned hereby accepts final completion of the work; including all punch list

items for SRI Project Number: _____ Purchase Order/Contract Number: _____ ,

located at _____.

The work is for _____.

CONTRACTOR: _____

Comments: _____

Signing of this form verifies that you [the contractor listed above] have full knowledge to submit final invoice with final "notarized" lien release within 30 days of the date signed below.

Contractor: _____

Date: _____

Resort Development: _____

Date: _____

Resort Operations: _____

Date: _____

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

TO: Silverleaf Resorts, Inc
1221 River Bend Drive
Dallas, TX 75247

Property: _____

Contractor: _____

Project Description: _____

SRI Project Number: _____

Contract Number: _____

Draw Number: _____

On receipt by the signer of this document a check from SILVERLEAF RESORTS, INC. or SILVERLEAF CLUB in the sum of \$ _____ payable to _____ and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of SILVERLEAF RESORTS, INC./SILVERLEAF CLUB located at the following address: _____

_____ to the following extent: _____

PARTIAL This release covers a progress payment for all labor, services, equipment, or materials furnished to SILVERLEAF RESORTS, INC. or SILVERLEAF CLUB as indicated in the attached statement(s) or progress payment requests, except for unpaid retention, pending modifications and changes, or other items furnished.

FINAL furnished This release covers the final payment to the signer for all labor, services, equipment, or materials to SILVERLEAF RESORTS, INC. or SILVERLEAF CLUB.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds from this payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or payment request(s), up to the date of this waiver and release.

BY: _____
SIGNATURE

ON: _____
DATE

STATE OF : _____

NOTE: THIS MUST BE NOTARIZED ONLY IF THIS IS A FINAL LIEN WAIVER.

BEFORE ME, the undersigned authority, on this day, personally appeared _____; known to me to be the person whose name is subscribed to the foregoing instrument, and, being first duly sworn, acknowledged to me that he executed the same for the purposes and consideration therein expressed and declared to me that the statements contained therein are true.

SWORN AND SUBSCRIBED to before me on this _____

My commission expires: _____

Notary Public

Affix Seal



EXHIBIT "D"

DESCRIPTION OF DIVISION 1000 COSTS

The General Conditions shall include Contractor's fee including overhead and profit plus Division 1 General Conditions as follows but not limited to:

GENERAL CONDITIONS

1. Workmen's Comp, General Liability and Auto Insurance
2. Project superintendent
3. Job site trailer with telephone and facsimile
4. Building trash collection and disposal
5. Safety program, including notices, emergency numbers and first aid supplies
6. Temporary utilities, provided and installed by GC, paid for by the Owner
7. GC related consumables, small tools and office supplies
8. Clean up and final clean of rooms prior to acceptance
9. All general office and job related expenses and travel, including telephones
10. All salaries, taxes and insurance for all GC employees
11. All items required by OSHA for the project.
12. Maintaining silt fence and SWPPP
13. Any and all signs required by Code, OSHA, AHJ (Fire Marshall etc;)
14. Building Security if required. Property not responsible for Building Security site lighting if required as related to security.



SILVERLEAF RESORTS, INC.

RESORT DEVELOPMENT

1221 RIVER BEND DRIVE
SUITE 120
DALLAS TX 75247-4919
(214) 951-0962
FAX (214) 630-4740

CLOSE OUT REQUIREMENTS FOR FINAL DRAW

1. A completed AIA substantial completion form.
2. Copy of initial building punch list.
3. Copy of signed off punch list by SRI field construction representative and Property Manager.
4. A completed SRI Final Completion form
5. Warranty Acceptance Form signed by Resort Manager or Operations
6. Final draw on a notarized AIA 702 & 703 form.
7. A notarized SRI final lien release form.
8. Maintenance document package, (O&M Manuals) including:
 - A. All product warranties.
 - B. Names, contacts, address and 24 hr number for the following sub-contractors:
 - i. Plumbing
 - ii. HVAC
 - iii. Fire Sprinkler
 - iv. Electrician
 - v. Fire Alarm

GC Checklist for Closeout Requirements

- As-Builts
- Attic Stock
 - 09300 Tile Floor
 - 2% of each tile
 - 09900 Painting
 - Five unopened 1 gallon containers of each color and type.
 - 15500 Fire Protection
 - 2 heads of each type listed on the Fire Protection Drawings in Sprinkler Head Cabinet with wrench located in Mechanical Room
 - Include extra air dryer for the dry sprinkler system to be given to the property
 - 16500 Light Bulbs
 - 1 case of each light bulb type
- Warranties
 - 04731 Quartz Surface Fabrications
 - 10 yr against defects in materials
 - 06551 Solid Surface Fabrications
 - 10 yr against defects in materials
 - 07110 Sheet Membrane Waterproofing
 - 5 yr
 - 07141 Cold Fluid-Applied Waterproofing
 - 5 yr
 - 07460 Vinyl PVC Siding
 - 50 yr product warranty
 - 14240 Elevators
 - 1 year warranty
 - 1 year maintenance service contract
 - 15010 Supplementary Mechanical Provisions
 - 2 years
 - 15400 Water Heater
 - 5 year
- Maintenance Manuals
 - 15010 Supplementary Mechanical Provisions
- Tests/Inspections
 - 15010 Supplementary Mechanical Provisions
 - 15100 Basic Material and Methods
 - Balancing report for entire hot water system
 - Gas Air Pressure Test [if applicable]
 - 15800 Air Distribution
 - NEEB Certified Balance Test
 - Fire Alarm and Sprinkler testing
 - Fire Alarm Training
 - All A/C filters replaced at sign off
 - Electrical Reports as per Section 16010 1.12 G
- Keys
 - GC to provide key for freeze proof water hydrant at rear of building.



SILVERLEAF RESORTS, INC.

RESORT DEVELOPMENT

1221 RIVERBEND DRIVE

SUITE 120

DALLAS TX 75247

PH (214) 631-1166 FX (214) 630-4740

Warranty Book Index

Following is the way the three ring binder warranty books shall be assembled as part of the close out documentation for all building projects.

Section 1: List of all subcontractors and vendors with addresses and phone numbers plus any 24 hour contact numbers and contact names.

Section 2: Warranty letter stating a one full year of warranty for the complete building and dated the day of the final punch list completion and acceptance.

Section 3: Drawings

- a) Copy of the finish schedule sheet from the drawings.
- b) Copy of the plumbing schedule from the plumbing drawings and building load calculations for sewer and water.
- c) Copy of the electrical sheets showing the building load calculations and unit calculations.
- d) The hydraulic calculations from shop drawings for the fire sprinkler system. Copy of sealed fire sprinkler installation drawings.
- e) Copy of the front page of the drawings showing the Arch. Eng. Etc.

Section 4: Operation and Maintenance manuals

- a) All appliance install and operation manuals
- b) All fire alarm, strobes, smoke alarm, pull station, audio device, install and operation manuals
- c) All plumbing equipment, water heaters, recirculation pumps, thermometers, gauges, expansion tanks, reduced pressure back flow preventors, flow setters, plumbing fixture install and operation manuals.
- d) Warranty letter on the water heaters. (Five years required by Specification book.)
- e) All fire sprinkler system install, fire pumps, air compressors for dry sprinkler systems, fire pump controllers and operation manuals. Include letter to notify of spare heads and install wrench in the mechanical room.
- f) All install and operation manuals, including specifications, for the electrical equipment, breakers, exit signs, battery emergency lighting, electrical panels, main disconnect, light timers, photocell etc.
- g) All install and operation manuals for the A/C-Heating system.
- h) All install and operation manuals for the ceiling fans, exhaust fans, etc. from the electrical NBP.
- i) All equipment and install info on other items, such as elevators, garbage disposal.

- washer/dryer, fireplace, unit heaters for mechanical and storage rooms,
- j) Any ADA equipment, doorbell system, phone systems, etc.
- k) All equipment manuals on landscape sprinkler system.
- l) American Light Warranty Packet

At the same time the warranty books are turned over, a copy of the "As Built Drawings" shall be required.

Failure to provide this will result in non-payment of pending applications.

SRI Unacceptable Contractors

Texas

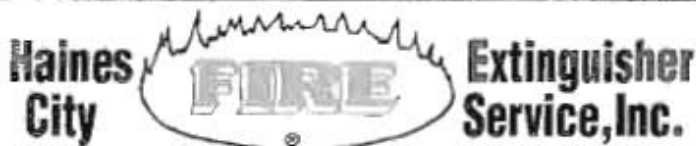
Current for January 2013

<u>Contractor</u>	<u>Trade</u>	<u>Location</u>
A/W Mechanical	HVAC	Houston, TX
A-1 Fire and Alarms	Alarm System	Houston, TX
ABC Siding	Siding installer	Houston, TX
De Los Santos	Drywall installer	Houston, TX
Fine Finishes	Flooring	TX
FireTrol	Fire Sprinkler	Austin, TX
Hi-Tech Fire Alarm	Alarm System	Houston, TX
I.H.R.I.	Finishes	Dallas, TX
JC Heating & Air	HVAC	Houston, TX
Kelly Construction	Siding installer	Canyon Lake, TX
Magnolia Construction	Finishes	Dallas, TX
Mirage Pools	Pools	Dallas, TX
R. O. Hernandez	Concrete	Houston, TX
Shamrock Plumbing	Plumbing	Houston, TX
Stonebridge	Roofing	New Braunfels, TX
TK Services	Finishes	Dallas, TX
Inland Marine	Pile Driver	Galveston, TX
Barrett & Sons, Inc.	HVAC	Alvin, TX
Betha Electric	Electrical	San Antonio, TX
Z-CO Concrete Company	Concrete	Houston, TX
Western States	Fire Sprinkler	Any Location
AMF Fire Sprinkler	Fire Sprinkler	Dallas, TX

Massachusetts

<u>Contractor</u>	<u>Trade</u>	<u>Location</u>
Porter Construction	General Contractor	MA
Salvano Painting	Finishes	MA
Treveno Painting	Finishes	MA

P.O. Box 1699
Winter Haven, FL 33882
FL Cont 1 Lic# 03176800022008



(863) 294-6600
Fax: (863) 294-6610
www.hcfireprotection.com

AUTOMATIC FIRE SPRINKLERS

Standpipes - Pumps - Hydrants - Underground Utilities

FIRE HYDRANT ANNUAL INSPECTION REPORT

Invoice Number: 12401

2/5/2013

All responses refer to the current test performed on this date.

Customer: Adams Engineering

Mailing Address: 27524 Cashford Circle Ste 101 Wesley Chapel, FL 33544

Location Name: Silver Leaf Resort

Location Address: 121 Emerald Loop, Davenport, FL 33897

Water Company: Polk County

Hydrant Number: 1 Hydrant Location: At the Sport Court

Manufacture of Hydrant: American Darling Date of Manufacturer: 2007

Barrel Size: 5-1/4

Authority Having Jurisdiction: Polk County Utilities

Pressures:

Static: 66
Residual: 53
Flow (GPM per Pitot): 34 = 984 Gpm
Main Size: 6"

NOTE:

Fire hydrants are not to be blocked from fire fighter use. No fences, flowers, shrubs, trees or any other object(s) are to block access or view of a fire hydrant.

Date and Time Flushed: 2/5/2013 9:30 AM

Paint Color: Orange

Paint Condition:	<u>OK</u>	O-Rings:	<u>OK</u>
Cap Condition:	<u>OK</u>	Top Nut:	<u>OK</u>
Hydrant Accessible:	<u>Yes</u>	Valve (main fully open):	<u>OK</u>
Packing:	<u>OK</u>	Valve Seal:	<u>OK</u>
Stem (free movement):	<u>Yes</u>	Condition of Water:	<u>OK</u>
Chains:	<u>OK</u>	Caps Greased:	<u>Yes</u>

Water Used (gallons): 2000

Is Fire Hydrant in good operable condition with required flow? Yes

All answers other than YES or OK shall be addressed in the remarks below:

Remarks: Hydrant = OK

I certify that the information on this form is correct and true at the time and place of my inspection and that all equipment tested at this time was left in operational condition upon my completion of this inspection except as noted in "remarks" above.

John Hackedt

Signature of Haines City Fire Extinguisher Service, Inc
Inspector / Tester

2/5/13
Date

I certify that the information on this form is correct and true and have been notified of any and all discrepancies.

Signature of Owner / Representative

20

Printed Signature of Owner / Representative

Date

P.O. Box 1699
Winter Haven, FL 33882
FL Cont # Lic # 03176800022008



(863) 294-6600
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AUTOMATIC FIRE SPRINKLERS

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FIRE HYDRANT ANNUAL INSPECTION REPORT

Invoice Number: 12401

2/5/2013

All responses refer to the current test performed on this date.

Customer: Adams Engineering

Mailing Address: 27524 Cashford Circle Ste 101 Wesley Chapel, FL 33544

Location Name: Silver Leaf Resort

Location Address 121 Emerald Loop, Davenport, FL 33897

Water Company: Polk County

Hydrant Number: 2

Hydrant Location: Corner Of Polo Park & Menlo Ave

Manufacture of Hydrant: Kennedy

Date of Manufacturer: 1982

Barrel Size: 5-1/4

Authority Having Jurisdiction: Polk County Utilities

Pressures:

Static: 66
Residual: 49
Flow (GPM per Pitot): 42 = 1,171 Gpm
Main Size: 10"

NOTE:

Fire hydrants are not to be blocked from fire fighter use. No fences, flowers, shrubs, trees or any other object(s) are to block access or view of a fire hydrant.

Date and Time Flushed: 2/5/2013 9:45 AM

Paint Color: Orange

Paint Condition: OK

O-Rings: OK

Cap Condition: OK

Top Nut: OK

Hydrant Accessible: Yes

Valve (main fully open): OK

Packing: OK

Valve Seal: OK

Stem (free movement): Yes

Condition of Water: OK

Chains: OK

Caps Greased: Yes

Water Used (gallons): 2000

Is Fire Hydrant in good operable condition with required flow? Yes

All answers other than YES or OK shall be addressed in the remarks below:

Remarks: Hydrant = OK

I certify that the information on this form is correct and true at the time and place of my inspection and that all equipment tested at this time was left in operational condition upon my completion of this inspection except as noted in "remarks" above.

John Hackstedt

Signature of Haines City Fire Extinguisher Service, Inc.
Inspector / Tester

2-5-13
Date

I certify that the information on this form is correct and true and have been notified of any and all discrepancies.

Signature of Owner / Representative

Printed Signature of Owner / Representative

Date