



TIMMS UNIT 8 INSTRUCTIONS TO BIDDERS

1. Engineered quantities are not to be provided to bidders. Each bidder is to prepare and provide their own quantity estimate and bids will be awarded on a plan and line-item basis with the contractor's quantities and unit prices used for schedule of values for progress payments and in the event plans change requiring a change order. No change orders will be permitted unless bid set plans are changed. A detailed six (6) month schedule shall be provided with the bid proposal.
2. Bidders are to provide cut and fill quantities with their bid and disclose any estimated surplus or shortage of excavated materials required to complete the project including all lot grading. Proposal for lot grading will be provided as a "separate item" but included in the total bid.
3. Century Communities reserves the right to reject any and all bids, to waive all formalities, or to award a contract to the lowest bidder as qualified in accordance with the conditions set forth in the construction plans and specifications.
4. If surplus is determined to exist, the quantity shall be disclosed and an alternate price for the haul off shall be provided separately. Grade tolerances will be $\pm 0.10'$ and will be verified by Century Communities. Contractor shall provide letter verifying that grades are within tolerance.
5. Maximum particle size is 6" for fill material used within the boundaries of any single-family lot.
6. The cleared materials shall be mulched and removed off-site. Topsoil will be stripped and preserved for dressing curb backfill and lot fills. No lot fill materials may be imported or exported from site without the written consent of the Century Communities.
7. All lot fill testing will be conducted by Intec. Contractor shall give a 48 hr notice to the Geotechnical engineer.
8. Contractor to provide 79g certification for all lots.
9. Contractor responsible for all testing – (e.g. streets, utilities, lot fill etc.) and shall include cost as a line item in proposal.
10. The engineer of record (LJA Engineering, Inc) will perform construction staking per Contractor's request for sanitary sewer, water, storm, and streets. Any re-staking or replacement of any missing or damaged property pins will require Century Communities approval.
11. Contractor shall meet weekly with the Century Communities to review the schedule and update the Century Communities as to progress of the project. Contractor shall provide an updated weekly agenda at this meeting.
12. Contractors will agree and execute an amendment to Century Communities' Master Land Development Agreement and Pricing Agreement. The amendment is for the automation of payments through the Build Pro system.
13. 10% retainage will be withheld on all pay items and will be released upon acceptance of project by the San Antonio Water System (Water & Sewer), and the City of San Antonio (Streets & Drains).
14. Direct all questions concerning these proposals to Mr. Victor Bernal (210) 251-1600 or Mrs. Priscilla Flores (210) 503-2700