

Front Cover

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# Cianci Homes, Inc dba Cianci Construction

Heartwood Neighborhood, Gainesville, Florida

RFQ #CRAX-200029-GD



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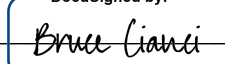
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Bruce Cianci, As its Pres   
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## Confidential and Exempt Information

Per Florida Public Records Law, Chapter 119, Florida Statutes, Section 119.0171 (c) Any Financial Statement that an agency requires a prospective bidder submit in order to prequalify for bidding or responding to a proposal for a road or any other public works project is exempt from s. 119.07 (1) and s. 24 (a), Art. 1 of the State Constitution.

Cianci Construction requests that our Financial information as required on page 8 of 25, item #4,2f be excluded. And is confidential and is redacted from public view. If this is not the case, please advise us immediately.



## Tab 1 - Content of Proposal

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Section 3 of 37





A. REQUEST FOR QUALIFICATIONS COVER PAGE

*Reference pg1of25, RFQ*

Completed and signed RFQ Cover Page

*Form Attached*

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## BID COVER PAGE (Non CCNA)



City of Gainesville  
Procurement Division  
200 E University Avenue, Rm 339  
Gainesville, FL 32601  
(352) 334-5021(main)

## REQUEST FOR QUALIFICATIONS (RFQ):

#CRAX-200029-GD: New Home Builders for Heartwood Neighborhood, Gainesville, FL

DUE DATE FOR SUBMITTING PROPOSAL ON DEMANDSTAR.COM: May 20, 2020, 3:00PM

PRE-PROPOSAL MEETING: ☒ Non-Mandatory ☐ Mandatory ☐ Includes Site Visit ☐ N/A

PRE-PROPOSAL MEETING DATE/TIME: Thursday, April 30, 2020, 1:30pm

PRE-PROPOSAL MEETING LOCATION: Zoom (CTRL+Click link below to access):

<https://zoom.us/j/91822959237?pwd=WUfKYkRjOWJ6THRkRy8rV0xOcXpOQT09>

Meeting ID: 918 2295 9237

Password: 8ZRXDx

BIDDER QUESTIONS DUE DATE: Thursday, May 7, 2020, 3:00pm

## SUMMARY OF SCOPE OF WORK:

The Heartwood Neighborhood, located at 1717 S.E. 8<sup>th</sup> Ave, and former Kennedy Homes site, is being redeveloped by the Gainesville Community Reinvestment Area (GCRA) into a 34 single family home subdivision. The City of Gainesville is seeking home builder contractors to build homes on these properties.

## For questions relating to this solicitation, contact:

Gayle Dykeman, Procurement Specialist 3, [dykemangb@cityofgainesville.org](mailto:dykemangb@cityofgainesville.org)Bidder is not in arrears to City upon any debt, fee, tax or contract: ☒ Bidder is NOT in arrears ☐ Bidder IS in arrearsBidder is not a defaulter, as surety or otherwise, upon any obligation to City: ☒ Bidder is NOT in default ☐ Bidder IS in default

Bidders who receive this bid from sources other than City of Gainesville Procurement Division or DemandStar.com MUST contact the Procurement Division prior to the due date to ensure any addenda are received in order to submit a responsible

**ADDENDA ACKNOWLEDGMENT:** Prior to submitting my offer, I have verified that all addenda issued to date are considered as part of my offer: Addenda received (list all) # #1, #2

Legal Name of Bidder: Cianci Homes, Inc.DBA: Cianci ConstructionAuthorized Representative Name/Title: Bruce Cianci, as its PresidentE-mail Address: bcianci@cianciconstruction.com FEIN: 20-2487546Street Address: 720 SW 2nd Avenue, Suite 205 South Gainesville, FL 32601Mailing Address (if different): 4801 South University Drive, Suite 136 Davie, FL 33328Telephone: ( 954 ) 434-0023 Fax: ( 954 ) 333-3949

By signing this form, I acknowledge I have read and understand, and my business complies with all General Conditions and requirements set forth herein; and,

☒ Proposal is in full compliance with the Specifications.☒ Proposal is in full compliance with the Specifications except as specifically stated and attached hereto.

SIGNATURE OF AUTHORIZED REPRESENTATIVE: \_\_\_\_\_

SIGNER'S PRINTED NAME: Bruce CianciDATE: 05/14/2020

This page must be completed and uploaded to DemandStar.com with your Submittal.

Bruce Cianci, As its Pres

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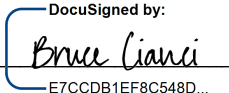
RFQ 200029-Heartwood New Home Builders - Page 1 of 25  
Page 6 of 169



a.1 Addenda Acknowledgement – Addendum #1

*Form Attached*

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Bruce Cianci, As its Pres  DocuSigned by:  
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Section 5 of 37



## City of Gainesville

Budget and Finance Department  
Purchasing Division

ACKNOWLEDGMENT: Each Proposer shall acknowledge receipt of this Addendum No. 1 by his or her signature below, **and a copy of this Addendum to be returned with proposal.**

### CERTIFICATION BY PROPOSER

The undersigned acknowledges receipt of this Addendum No. 1 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER COMPANY NAME:

*Cianci Construction*

SIGNATURE:

*[Handwritten Signature]*

LEGIBLY PRINT NAME:

*Bruce Cianci, as its president*

DATE:

*05/14/2020*





## City of Gainesville

Budget and Finance Department  
Purchasing Division

Addendum Publish Date: May 1, 2020

### New Home Builders for Heartwood Neighborhood, Gainesville FL RFQ #: CRAX-200029-GD ADDENDUM NO. 1

**Bid Due Date:** May 20, 2020, 3:00pm (Local Time)

**NOTE:** This Addendum has been issued only to the holders of record of the specifications.

The original Specifications remain in full force and effect except as revised by the following changes which shall take precedence over anything to the contrary.

1. Any questions regarding this solicitation shall be submitted in writing to the City of Gainesville Procurement Division by 3:00pm, (local time), Thursday, May 7, 2020. Submit questions to: [dykemangb@cityofgainesville.org](mailto:dykemangb@cityofgainesville.org)

2. Please find attached:

A copy of the Cone of Silence period information (Financial Procedures Manual Section 41-424 Prohibition of lobbying in procurement matters) that was distributed during the non-mandatory pre-bid meeting.

3. Following is a review of the Pre-Bid Meeting that was held via Zoom Conference on April 30, 2020:

- a. City of Gainesville Staff represented by Gayle Dykeman, Procurement Specialist III, Scotty Goodloe, Procurement Specialist III (assisting in running the technical aspects of the Zoom meeting), Daniel Gil, Project Manager I, Gainesville Community Reinvestment Area, Phimetto Lewis, Housing Program Coordinator, Neighborhood Improvement Department.
- b. Vendor attendance: Bruce Cianci, Cianci Construction, Michael Beard, Elevated Design and Construction LLC, and Tim Flanagan, The Flanagan Companies Inc.
- c. Gayle Dykeman commenced the meeting by reviewing important areas of the solicitation, including the solicitation schedule, submittal due date, all communication must go through Gayle Dykeman throughout the duration of the solicitation. All submittals must be entered in DemandStar.com by the due date and time – DemandStar is programmed to reject any bids that are entered after that time. DemandStar is a free tool for vendors to use to submit bids. Briefly discussed the minimum qualifications for consideration. Discussed Living Wage, Local Preference and Small and Veteran Disabled Business incentives. Gayle indicated that the pricing requested for the Home Warranty would not be considered in the evaluation of the submittals, but is actually an information gathering tool for the City's budget planning work.
- d. Daniel Gil provided a brief overview of the scope of work as it is written in the solicitation, and took questions from the vendors:
- e. Question: There are 12 models. Are we bidding on all 12 models in this bid?

Answer: No, the builders will bid on homes as buyers have acquired funding and are ready to build. No quotes are required on homes for this solicitation.



## **City of Gainesville**

Budget and Finance Department  
Purchasing Division

- f. Question: Will the 2018 appraisals for the homes still apply or will new appraisals be conducted?

Answer: The City will not provide updated appraisals.

- g. Question: Will Home Buyers have an opportunity to meet the builders before they make a decision on which builder to hire to build their home?

Answer: There will be a Home Buyer information session that will likely include the builders, so potential home buyers will have an opportunity to meet the home builders..

- h. Question: Is the contract going to be between the home owner and the builder?

Answer: Yes, the contract will be between the home owner and the builder. The City will grant a 'right to build' to the builder so the cost of the lot is transferred to the end of the build.

- i. Question: Will the pricing be GMP (Guaranteed Maximum Price)?

Answer: Yes

- j. Question: What model is Scherer Building? What is the price of the model home currently being built?

Answer: Model 5C, \$177,000, includes an allocation for landscaping

- k. Question: What is the role of Scherer Construction?

Answer: Scherer will represent the Homeowners Association and make sure the Covenants regarding the exterior finishes of the homes are met.

- l. Question: Can the exterior of the homes be altered?

Answer: The exterior of the homes must meet the specifications as called out in the drawings and the Home Owners Association Covenant and cannot be altered. There will be two option for interior finishes. Home Owners must select one of the two options..

- m. Question: Do you have any qualified buyers at this time?

Answer: No, however we do have a list of over 800 people who have indicated an interest in purchasing a home in the Heartwood Community.

- n. Question: How will change orders be handled? Will they be an agreement between the home owner and the builder? Between the City and the Builder? Between Scherer, as the representative of the Home Owners Association?

Answer: Change orders will be handled by the contractor and home buyer under their contract.

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## **City of Gainesville**

Budget and Finance Department

Purchasing Division

### **CITY OF GAINESVILLE FINANCIAL SERVICES PROCEDURES MANUAL**

#### **41-424      Prohibition of lobbying in procurement matters**

Except as expressly set forth in Resolution 170116, Section 9, during the Cone of Silence as defined herein no person may lobby, on behalf of a competing party in a particular procurement process, City Officials or employees, except the Procurement Division or the procurement designated staff contact person. Violation of this provision shall result in disqualification of the party on whose behalf the lobbying occurred.

Cone of Silence period means the period between the issue date which allows for immediate submittals to the City of Gainesville Procurement Division in response to an invitation to bid, or a request for proposal, or qualifications, or information, or an invitation to negotiate, as applicable, and the time that City Officials or the Procurement Division, or City Department awards the contract.


Lobbying means when a person seeks to influence or attempt to influence City Officials or employees with respect to a decision of the City, except as authorized by procurement procedures.



a.2 Addenda Acknowledgement – Addendum #2 (Attached)

*Form Attached*

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## City of Gainesville

Budget and Finance Department  
Purchasing Division

ACKNOWLEDGMENT: Each Proposer shall acknowledge receipt of this Addendum No. 2 by his or her signature below, and a copy of this Addendum to be returned with proposal.

### CERTIFICATION BY PROPOSER

The undersigned acknowledges receipt of this Addendum No. 2 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER COMPANY NAME:

Cianci Construction

SIGNATURE:

[Signature]

LEGIBLY PRINT NAME:

Bruce Cianci, as its president

DATE:

05/14/2020



## City of Gainesville

Budget and Finance Department  
Purchasing Division

**Addendum Publish Date:** May 7, 2020

**New Home Builders for Heartwood Neighborhood, Gainesville FL**  
**RFQ #.: CRAX-200029-GD**  
**ADDENDUM NO. 2**

**Bid Due Date:** May 20, 2020, 3:00pm (Local Time)

**NOTE:** This Addendum has been issued only to the holders of record of the specifications.

The original specifications remain in full force and effect except as revised by the following changes which shall take precedence over anything to the contrary.

1. The due date for questions has now passed. The City cannot respond to any further questions regarding this solicitation. Please find attached:

A copy of the Cone of Silence period information (Financial Procedures Manual Section 41-424 Prohibition of lobbying in procurement matters) that was distributed during the non-mandatory pre-bid meeting.

2. Following are answers to questions that were submitted to the City prior to the questions deadline:

- a. Question: 2-10 Home Warranty – The warranty rate is directly based on the final sales price of the house and will fluctuate per each house due to this. Can you please provide the amount that you would like this warranty to be based on?
- b. Answer: The pricing requested for the Home Warranty would not be considered in the evaluation of the submittals, but is actually an information gathering tool for the City's budget planning work. Since it is unknown what the price of homes will be, we are only looking for a ball park number, should the City chose to budget for this as an incentive to home buyers.
- c. Question: Bidder Minimum Qualifications –
  - i. Page 5 of 25, 2.3a) notes past 5 years
  - ii. Reference Form page 21 of 25 noted (1/2015 to 12/2018). Are these the years you want or do you want go from 2015 to 2020 as noted on page 5?

Answer: The dates on the Reference Form are to be used as an example of the format of the dates we are looking for - the "past 5 years" are the dates that the city is looking for in your response. The Reference Form also, in the instructions, indicates 'past three years' – this is incorrect for this solicitation, the City is looking for the 5 most recent years of references that your company can provide.

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## **City of Gainesville**

Budget and Finance Department

Purchasing Division

### **CITY OF GAINESVILLE FINANCIAL SERVICES PROCEDURES MANUAL**

#### **41-424      Prohibition of lobbying in procurement matters**

Except as expressly set forth in Resolution 170116, Section 9, during the Cone of Silence as defined herein no person may lobby, on behalf of a competing party in a particular procurement process, City Officials or employees, except the Procurement Division or the procurement designated staff contact person. Violation of this provision shall result in disqualification of the party on whose behalf the lobbying occurred.

Cone of Silence period means the period between the issue date which allows for immediate submittals to the City of Gainesville Procurement Division in response to an invitation to bid, or a request for proposal, or qualifications, or information, or an invitation to negotiate, as applicable, and the time that City Officials or the Procurement Division, or City Department awards the contract.

Lobbying means when a person seeks to influence or attempt to influence City Officials or employees with respect to a decision of the City, except as authorized by procurement procedures.



B. MINIMUM QUALIFICATIONS

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1. Reference Form (Attachment)

*Reference pg5of25, #2.3a), RFQ*

*Form Attached*

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**REFERENCE FORM****Name of Bidder:** Cianci Construction

Provide information for three references of similar scope performed within the past three years. You may include photos or other pertinent information.

**#1** Year(s) services provided (i.e. 1/2015 to 12/2018): 09/11/2014 - 04/11/2018

Company Name: Residence for Husband and Wide (Husband's Business - Sonny's Enterprises, LLC)  
 Address: 3467 Derby Lane  
 City, State Zip: Weston, Florida 33331-3510  
 Contact Name: Mrs. Pamela Fazio  
 Phone Number: M: (954) 683-2241 Fax Number: N/A  
 Email Address (if available): psf4kids@aol.com

**#2** Year(s) services provided (i.e. 1/2015 to 12/2018): 07/15/2016 - 06/18/2018

Company Name: Residence for Husband and Wife (Husbands Business - Nordis, Inc.)  
 Address: 3445 Meadowbrook Way  
 City, State Zip: Davie, Florida 33328  
 Contact Name: Mr. Ronnie Selinger  
 Phone Number: M: (954) 649-9908 Fax Number: O: (954) 323-5269  
 Email Address (if available): rselinger@nordisdirect.com

**#3** Year(s) services provided (i.e. 1/2015 to 12/2018): 01/24/2014 to 10/25/2016

Company Name: Residence for Husband and wife (Husbands Business - Gelch and Associates, P.A.)  
 Address: 3497 Del Mar Avenue  
 City, State Zip: Davie, Florida 33328  
 Contact Name: Mr. Gary Gelch  
 Phone Number: M: (954) 683-4208 Fax Number: (954) 424-6112  
 Email Address (if available): gelch@gelchlaw.com

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Bruce Cianci, As its Pres.

**This page must be completed and uploaded to DemandStar.com with your Submittal.**

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## Certificate of Occupancy

*This Certificate has been issued in accordance with the 2014 Edition of the Florida Building Code with Broward County Amendments Section 106*

**Permit No.:** STR-1427734-0

**Scope of Work:** RESIDENTIAL ADDITION

**Property Owner:** FAZIO, PAMELA / FAZIO, PAUL

**Contractor:** CIANCI CONSTRUCTION

**Building Address:** 3467 DERBY Ln WESTON, FL 33331, WESTON, FL 333313510

**Sub Division:** SON OF SHOPS

**Folio No.:** 504019030530

**Square Footage:** 7771

**Flood Zone:** Zone X

**Occupant Load:** \_\_\_\_\_

**Use:** SFR

**Occupancy Type:** R-3 Single Family

**Type of Construction:** Type V - B

*\*\* Documentation of the As-built Lowest Floor Elevation has been provided and is retained in the records of the Building Department.*

*To the best of my knowledge and belief, the building components and site improvements outlined herein and inspected under my authority have been completed in conformance with the approval plans and the applicable codes.*

**Building Official:** Reginal Cox

**Building Official Signature:** \_\_\_\_\_

**Date:** 04/11/2018

**Owner's Signature:** \_\_\_\_\_

**Owner's Representative Signature:** \_\_\_\_\_

**Date:** 04/12/18

# TOWN OF DAVIE



## BUILDING DIVISION

6591 Orange Drive, Davie, FL 33314

Building Division 954-797-1111

Office Hours 7:30am – 4:00pm

[www.davie-fl.gov](http://www.davie-fl.gov)

# Certificate of Completion

This certificate is granted on June 18 2018 to RONALD SELINGER at 3445 MEADOWBROOK WAY Davie, FL 33328 and certifies that permit number 2015-00003810 S-Residential Addition issued on 7/15/2016 was inspected by the Town of Davie, Florida and found to be in conformance to all applicable codes and ordinances of the Town of Davie and State of Florida. This property is approved for all utility services and the occupancy stated. The occupancy group is R-3 and the construction type is V.

A handwritten signature in blue ink, appearing to be "Bruce Cianci", is written over a horizontal line.

Building Official

DocuSigned by:

*Bruce Cianci*

Bruce Cianci, As its Pres

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# TOWN OF DAVIE



## BUILDING DIVISION

6591 Orange Drive, Davie, FL 33314

Building Division 954-797-1111

Office Hours 7:30am – 4:00pm

[www.davie-fl.gov](http://www.davie-fl.gov)

# Certificate of Completion

This certificate is granted on October 25 2016 to GARY D GELCH at 3497 DEL MAR AVE Davie, FL 33328 and certifies that permit number 2013-00004175 S-Residential Addition issued on 1/24/2014 was inspected by the Town of Davie, Florida and found to be in conformance to all applicable codes and ordinances of the Town of Davie and State of Florida. This property is approved for all utility services and the occupancy stated. The occupancy group is R3 and the construction type is VB.

ADDITION – BED RM-BATHS- STRG-COV PATIO,SUMMER KITCHEN-BASKETBALL COURT  
REPLACE POOL DECK,MODIFY DECK SHAPE,REPLACE POOL COPING,INTER RENV.

A handwritten signature in blue ink, appearing to read "Bruce", is written over a horizontal line.

DocuSigned by:

*Bruce Cianci*

Building Official



## 2. Experience Statement of Residential Construction

*Reference pg5of25, #2.3b), RFQ*

This is to certify that the company, Cianci Homes, Inc. dba Cianci Construction and staff to be utilized in response to and to be a part of this project have at least 5 years of experience in residential home construction as partially shown below and prior career experiences per resumes included in Section 3.

*See Section C.3., Resumes Attached*

Below is a partial list of projects completed / in progress from 2014 - current by Cianci Construction:

### *CIANCI CONSTRUCTION Recent Project Costs*

<u>Project Name</u>	<u>Project Type</u>	<u>Start / Finish</u>
Allegheny Millwork	Industrial	2020 - current
Mejia	Residential	2020 - current
MAMB Ocala	Commercial	2018 - current
Schmidt	Residential	2019 - 2020
Innovation Square	Commercial	2019 - 2019
Jamari Fl - Couture Kids-Bal	Retail	2019 - 2019
Eller	Condominium	2018 - 2019
Tiufekchiev	Residential	2018 - 2019
*Fazio	Residential	2014 - 2018
*Selinger	Residential	2016 - 2018
*Classic Car	Industrial	2017 - 2018
Tallisman	Condominium	2015 - 2016
Team Health	Commercial	2015 - 2016
Gelch	Residential	2014 - 2016
Louden	Residential	2014 - 2015
*Lalani -Face Brow Beauty Bar	Retail	2014 - 2015
Glanbia	Industrial	2014 - 2015
Demoraes	Residential	2014 - 2015
*Vilebrequin (Various locations)	Retail	2011 - 2015
Kopelowitz	Residential	2013 - 2015
Greenberg	Residential	2013 - 2014
Kerwit	Residential	2013 - 2014
Grodin	Townhouse	2013 - 2014

Estimated Construction Costs implemented (2014-2020)

**\$14,820,616.**

\*Repeat Clients





### 3. Sufficient Personnel and Equipment

*Reference pg5of25, #2.3c), RFQ*

This is to certify that Cianci Construction shall provide field supervision, office management personnel, and office / field equipment to sufficiently facilitate the completion of the services in a timely and efficient manner required for the construction of awarded contracts for the construction of new residences as described in this RFP.

Cianci Construction does not own any heavy equipment or machinery such as cranes, bobcats but shall coordinate, secure, and furnish any site equipment necessary through the subcontractor, supply, and equipment purchasing phase as part of awarded contract for construction.

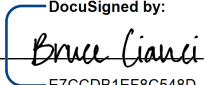


4. State and Federal Professional Licensing Laws

*Reference pg5of25, #2.3d), RFQ*

This is to certify that Cianci Construction shall, to the best of its ability, maintain and comply with all state and federal licensing laws throughout the project duration and following the project completion as required by State of Florida licensing and business requirements.

*No Attachments, See Section L, Current License and Business Tax*

Bruce Cianci, As its Pres   
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Section 11 of 37



## 5. Certification of Statement

*Reference pg5of25, #2.3e), RFQ*

This is to certify that by submitting the Statement of Qualifications, attached herein, Cianci Construction has read and understands the RFQ and has full knowledge of the general scope, nature, and quality of the work to be performed, the general requirements of the services to be provided and the conditions under which the services are performed.

*See Section C, Statement of Qualifications*

Bruce Cianci, As its Pres   
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Section 12 of 37

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## 6. Financial Capacity

*Reference pg6of25, #2.3f), RFQ*

Cianci Construction has attached its Financial information, in the Unredacted confidential version to show the financial capacity to support all construction costs associated with building one home in the Heartwood Neighborhood in Section F, and per Florida Public Records Law, Chapter 119, Florida Statutes, Section 119.0171 (c) requirements.

This page has no attachments.  
*See Section F, Balance sheet and 2019 Business Tax Returns*



7. 2-10 Home Builders Warranty (Attachment F)

*Reference pg6of25, #2.3g), RFQ*

This is to certify that Cianci Construction, if awarded, will offer the 2-10 Home Buyers Warranty.

*Attached form*

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## PART 3 – PRICE PROPOSAL

---

### 3.1 Price Proposal

What is the price of the required Home Warranty (2-10)? \$595.00 (Varies / Sales Price - based on \$250,000) \_\_\_\_\_

Please respond to the following question:

- My company can bond for over \$300,000 Yes
- My company cannot bond for more than \$300,000\* \_\_\_\_\_

**\*Note:** City will consider companies that cannot bond for more than \$300,000; however, these builders will only be able to build one home at a time.

No home pricing information is required for the building of homes at this time. Pricing will be required when home projects are bid for each home buyer.

Bruce Cianci, As its Pres   
DocuSigned by:  
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## C. STATEMENT OF QUALIFICATIONS

### 1. Project Understanding and Approach

#### *a.1 Approach*

Cianci Construction to coordinate a successful and enjoyable home building process starts with sharing information and setting up the parameters that align the construction process with the owner's perspective. Many clients have not built a new home prior to this from the ground up and it is a new experience that should be enjoyable, as it is typically the largest investment a family will make in their life.

Our process starts with a meeting to discuss the construction process with the owners and what they can expect to see during the different stages from the shell, to the walls, roof, windows, etc... to the fun part for them typically when the finishes start to get installed such as the flooring, cabinets, countertops, and painting.

We will also discuss and review the construction schedule including: the inspection process with the City, the Milestones such as dry-in, rough-in and the walk-thru review process with them such as framing, rough-in, drywall and other times they would like to see in the construction process. Our process is to include them and to be a part of the process experience as much or as little as they would like while maintaining the requirements for safety to their family and our workers during these site visits. Our project management software allows us to turn on as much as they like to see or tune down to allow them to see only what they like from photos, to inspections, drawings, budget, RFI's, submittals, specifications, invoicing.

Since the selection process is facilitated outside of our process and prior scheduled be to be completed prior to starting, we would review these selections to confirm that no items are missing and converse with selections team if any errors are noted. These selections would then be programmed into the trades scope and a checklist generated to verify the delivery matches this order and the installation matches the preferred details.

#### *a.2 Company Experience*

Our management team, of proposed staff listed herein has constructed residences from 1,500 sf to over 42,000 sf under air and whether they are big or small all deserve the same attention to the process and most importantly the buyer / owners.

Utilizing our project management software, which integrates all the construction processes from RFI's to drawings log, and Budget in the field directly from the field managers phone we can seamlessly implement the construction schedule and building process.


Although computer software programs are the new wave and often discussed, there are times that physical copies of work orders, drawings, details, samples are needed as many trades still do not work in this technology world. The low-tech process is implemented through our field management binder and copies of current drawings when field operations are underway and are always kept with supervisor.

We believe in standardizing the information and construction processes wherever possible and as such Cianci Construction utilizes the CSI 16 subdivision category method for organizing all of our systems from accounting, purchasing, subcontracts to allow for a streamlined process within our company and with outside trades and consultants.

#### *a.3. Coordination*

##### *Field to Office*

Coordination between the office and field is seamless through our technology and software. We maintain a local office with all information distributed back to our main office via our computer network and cloud-based

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software and backups. Since we are a custom home builder and work in other sector's we utilize both purchase order and progress billing systems. Most of our projects to date have been in cost-plus type contracts as we feel this is the best method for offering a clear picture without any misunderstanding. Our software system allows the trades to bill and directly create their application, if desired, or we can assist in creating their application easily and forward to them with their invoicing methods for signatures, releases, and notarizing.

#### Field / Office to Key Team Members

Cianci Construction likes to keep all persons involved in projects up to date with information they need to make them effective in their role. The information flow, as with buyers can be adjusted to fine tune the information needed and when it is needed. We are open book in providing information and can provide submittal, manpower, drawing, RFI, contract logs on a regular basis or as needed or any other information as requested. Cianci construction coordinates the project information such as schedules, RFI's, submittals to all key players and this is also completed through our cloud-based software management. All

#### Field / Office to Trades

Our trade contracts are executed via a certified signature program allowing for ease to our trades and effective tracking of all information, drawing logs, insurance certificates, licensing.

Certificates of Insurance, as an example, are tracked automatically, and our software notifies us and the trades in advance when their insurance is about to expire allowing ample time prior to provide the proper updated information.

#### *a.4. Execution of Home Construction*

Cianci Construction believes that each project shall be properly staffed to allow for the project construction to excel while not overburdening the budget estimated costs to completed. The company's philosophy is to provide each project a supervisor that will be onsite daily to oversee the work being implemented, to control the process of construction from a scheduling, installation, and quality, and to deal with the inspections, and meetings. If more than one house is awarded to Cianci Construction, then we would utilize this same person due to the close adjacent proximity utilizing the same processing and familiarity of place. We would expect this to be the case as our project manager's experience in past has been to handle more than one project at a time in semi-production type setting.

In summary, Cianci Construction has found that sharing of information is both effective for communication but also makes for a better project overall in both experience and connectivity to the results. Since the project is created by a team, all should share in the results of finished project both in terms of its success and in the detailing. We have seen many times where architects don't ever see the project they design, as a company that is architecturally focused, is not beneficial to the growth of the industry nor good practice for long-term improvement of detailing in both architecture and construction, and we therefore encourage site visits and open regular communication with all members, meetings and discussion are logged in daily log and meeting minutes. When this is not possible, we can utilize our management software to share this information such as daily log photos or field sketches.

Our company approach to projects is to provide proper supervision, management, and communication to remove as many of the unknowns to allow us to excel in completing the home building efficiently, economically.

#### *b. Project Delivery Intent, Goals, and Objectives*

Cianci Construction intention are to deliver a quality product through utilizing local trades and resources to preserve the reason Gainesville is a desirable place to live, work, and enjoy the surrounding natural features. The reason we love Gainesville is very much due to the impact that nature has on us, and even though we are



builders, we still felt that respecting the natural environment and maintaining, or bringing back where possible, creates a better habitat for us as a culture, society and as a humans to link us back to the natural environment.

Allowing for both the natural and the built environment to grow harmoniously together rather than in opposition, we also feel that this creates better relations with each other having seen the differences in society's where the natural has been repressed or removed through travels and study.

Our Goals are to facilitate regular interaction with buyers, design team, sales team, and other key project personnel during the entire construction process from pre-construction, construction, closing, and following completion to ensure our commitment to these ideals of promoting connectivity to the construction process and its interaction with nature to improve the quality of life.

Our objective is to select products that utilize locally resourced materials and products, where possible to reduce the environment impact of producing and delivery. Additionally, where specifications allow, to implement use of recycled products or products that are both created and have lower environmental impacts when produced, installed, delivered, life usage, and recycling. When local supplies or trades are not available, we will utilize our relationships with larger supply companies to locally source from their supply and lastly, distant materials. The overall main objective is to find products and materials that provide the best value in our bidding to be cost effective and competitive while adhering to the sustainable goals of the community.

*c. Approach to include Small, Local, and Diverse Subcontractors*

Cianci Construction is a certified SBE / CBE company in Broward County Florida and understands the need to utilize smaller businesses wherever and whenever possible and is committed to Small, Local, and Diverse Businesses to complete the work on all projects that we are awarded both within this contract and as a Gainesville Business in general.

We feel there are many benefits to utilizing smaller, local, and diverse companies as it boosts the local economy and ensures that the growth of the community is consistent with the growth of the city, provides better living conditions through regular local work and income to smaller companies, and maintains the community make-up of local companies resources.

The main objective in working with small, local, and diverse subcontractors is to confirm that they are qualified to complete their scope of work in a timely manner and within the requirements of the governing authorities with the proper licensing and insurance. We do this through our pre-bid information request forms that we provide to allow them to show that they: have the ability to perform work within the contract requirements both in terms of time and scope, and scale; they are properly licensed as required by state, county and local requirements within their trade discipline; they provide worker's compensation policy, and meet both project and our insurance requirements. We will assist Small, Local, and Diverse subcontractors as needed to complete the forms and application necessary to participate.

*d. Commitment to Comply with Gainesville's Local and Small Business Procurement Program*

Cianci Construction is committed to complying with the City of Gainesville's Local and Small Business Procurement Program by utilizing the City of Gainesville's online Local Small Business Directory of qualified companies as the first resource for securing trades and vendors for bidding the houses in the community and to involve them from the start giving them the first opportunity to secure the work.



## 2. Construction Schedule – Estimated Time to Complete

It is Cianci Construction's intent to provide a completed residence in approximately six months from start to completion once a permit has been issued, contract signed, drawings and other required documents are fully executed. Construction time can vary slightly depending on the size of the homes we are selected to build.

Our approach would be to buyout the trade subcontracts and material orders as soon as effectively possible once awarded project. We would utilize our buyout method of sending information to all trades through our software purchase order, subcontracting system from the pre-qualified qualified trade proposals acquired during the bidding phase. With the trades purchased as early as possible we will be able to better schedule these trades and align the schedule more effectively with their work loads and company sizes and in order to utilize the City of Gainesville's Local, Small Business procurement program more effectively to locally source these trades and products wherever possible to minimize the impact on the environment and create a more sustainable overall.

### *Schedule Control / Techniques / Procedures*

Cianci construction during the bidding process will establish a detailed master construction schedule timeline utilizing a (CPM) critical path method to control costs and estimate the project durations in preconstruction, permitting, construction, closeout, and warranty. This schedule will also detail long lead items and required inspections. The selections schedule is integrated into the construction schedule in reverse to show the critical dates that these items must be selected by in order maintain construction timeline, if applicable.

This project schedule is discussed with all stakeholders, including trades, whose input is part of the scheduled work implementation, prior to issuing for construction, to present accurate timelines, and understandings of any shortages or other circumstances are present at time of the project that would cause items to be delayed, reduced availability, labor or other items that would affect the construction duration. This review and discussion process allows for a better work environment for stakeholder's time and resource utilization required during the construction process.

This information facilitated, in our Project Management software, and is then distributed to all members of the team and updated regularly to confirm critical path timelines are met. A 2-week look ahead is created for additional detailing and to confirm master schedule critical path is being followed. If the schedule changes, which it does for many reasons that are unforeseen such as inclement weather conditions, material shortages, labor, then these updates and review can be implemented to lessen or remove any of these delays.



### 3. Proposed Staff – Brief Description

#### **Bruce Cianci, (Resume attached)**

President of Cianci Construction has over 35 years of construction industry experience. With over 26 years in construction and over 9 years in architecture and engineering firms with most of his experience in custom, custom-production, and estate home construction as a project manager in the field.

Since transitioning into the construction side of building in 1994, he has remained and excelled from his start as Director of Architecture for a large production / custom home builder in south Florida to Project Manager for one of the largest homes at time of construction to be built in south Florida, and to opening Cianci Construction over 15 years ago and running all aspects of the company from its beginnings to managing its operations and business development.

Bruce is involved in all projects at Cianci Construction. It is his years of experience in both architecture and construction that allows our projects to get past the ordinary and his love of architecture and construction materials, processes, along with continual learning philosophy, with an open understanding of construction and sketching skills that allows our projects to excel in construction detailing that promotes project longevity and cost savings methods while not sacrificing design or quality.

#### **Margie Nester, (Resume attached)**

A seasoned construction supervisor of over 35 years and specifically the construction of single-family homes will be the lead field representative and run the daily project operations.

Margie started in construction as a walk-thru superintendent and methodically moved her way up to field superintendent, field manager, Director of construction, to ultimately owning her own construction company prior to joining Cianci Construction in the Gainesville office.

In her career experience has worked for some of the largest home builders in the Florida and the country including Regency Homes, GL Homes, Showcase Homes to name a few both in the field and as a manager. Margie currently runs the day to day operations and is the field supervisor for our Gainesville projects.

#### **Project Team Experience**

Bruce and Margie professional relationship began over 26 years ago while working together at Regency Signature Homes in Arvida's new community called Weston. Margie was a field superintendent and Bruce was the Director of Architecture.

Bruce as Director of Architecture, dealt all buyers and coordinated the sales process, design changes to standard plans or creating a new plans, pricing, buyout, change orders, selections, construction drawings, submittals, construction coordination, field reviews, payments, and closings.

Margie, as superintendent, dealt field operations from ground-breaking, site visits, construction, scheduling, selections implementation, walk-thru, inspections, closing.

Many of these past clients from over 26 years ago have called on Cianci Construction when looking to build or purchase a new home or remodeling their existing and have requested Cianci Construction to be their selected contractor due to their prior experience with him.



*3.1 Resume – Proposed Project Staff #1*

Bruce Cianci – Operations Manager

Bruce, as owner of Cianci Construction shall provide and oversee all operations from office from Accounting, Scheduling, Contract Buyout, Budget, owner meetings RFI's, Marketing.

*Resume attached*

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**LICENSE**

Certified General Contractor (active) #CGC1510390	(01/04/2006 – current)
Certified Home Inspector (active) #HI2038	(02/25/2011 – current)
Real Estate Salesperson (active) #SL649580	(04/28/1997 – current)

**CERTIFICATIONS**

EPA Certified Firm NAT-24667-1  
 SBE / CBE Certified Company (Broward County)

**EDUCATION**

Master of Architecture Degree, University of Florida, 5/1/93  
 Bachelor of Design in Architecture, University of Florida, 6/23/90  
 Graduate of the Vicenza Institute of Architecture, Vicenza, Italy, 1989 - 90

**EMPLOYMENT**

*CIANCI HOMES, INC. d/b/a CIANCI CONSTRUCTION*      Davie, Florida      01/16/09-present  
President / Owner – general contracting corporation responsible for all business management functions.

*COASTAL HOMES / COASTAL CONDOMINIUM*      Miami, Florida      10/3/06–01/16/09  
Project Manager – St. Regis Hotel and Condominium (Doral / Bal Harbor, Florida)  
 Responsible for budget estimates, design details, and coordination with Starwood Hotels (owner) and the Related Group (developer), for construction of Hotel building and Mock-up Units, field coordination, subcontract buyout.  
Project Manager - Fernandez Residence (Gables Estates Coral Gables, Florida)  
 Responsible for all construction and financial aspects of new 27,070 sf under air, 43,000 adjusted sf under roof, 82,000 on 5.5 acre Bay Front Residence. Responsibilities included, coordinating consultants, scheduling, construction / cost administration, bidding, negotiating subcontracts for owner and subcontractor billings, owner coordination budget review, approvals  
Project Manager - Bob Vila Residence (Palm Beach, Florida)  
 Responsible for all construction and financial aspects from subcontractor purchase, budget, and costs to schedule and completion of renovation and addition to the existing residence.

*CENTERLINE CUSTOM HOMES*      Coral Springs, Florida      4/15/03 – 9/29/06  
General Manager - Planned, directed, and executed all aspects of custom home division functioning from sales, architectural product and designs, field issues, land acquisition, budgets, and scheduling. Reported directly to owner on weekly, monthly, and as needed basis. Managed office staff of four selections, purchasing, administrator and field staff of four superintendents.  
Vice President      4/16/04 – 9/29/06  
Director of Business Development      4/15/03 – 4/15/04

*MILLER CONSTRUCTION COMPANY*      Fort Lauderdale, Florida      1/3/00 – 4/4/03  
Project Manager II – Responsible for all project management activities related to pre-construction, construction, post-construction of estate home projects. Developed, planned, directed, coordinated, and maintained, project setup, budget estimates, site investigations, purchasing, scheduling, permitting, construction documents, meeting minutes, schedule of values, quality standards, potential change orders, owner change orders, change directives, cost projection worksheets, meeting agenda, final inspections and, close out documents. Lead and guided other project team members to successful completion with full payment for contractor fee and general conditions.

*REGENCY HOMES, INC.*      Coral Springs, Florida      6/94 – 12/00  
Director of Architecture – Responsible for all architectural functions; from creating new product lines, hiring subcontractor network, option sales, daily construction design scheduling, reviewing shop drawings, tracking houses from design to permit, prepare tracking reports; to, resolving as-built problems; continual investigation of better methods, new products, and invoices to reduce cost

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and create a better product. Provide technical assistance to field managers. Conferred with all homeowner's and increased sales price by 25 to 40% through option and design sales.

**MIAMI-DADE COMMUNITY COLLEGE** Miami, Florida 8/93 – 6/94  
Adjunct Instructor – Responsible for all aspects of teaching 10<sup>th</sup> grade Visual Fundamentals 1; from class planning and homework assignments, to grade reports at D.A.S.H. (Design and Architecture Senior High School). Planned and implemented field trips to: Crandon Park Zoo after its destruction by Hurricane Andrew on Key Biscayne, FL and the Art Deco District on Miami Beach, FL.

**BERMELLO, AJAMIL & PARTNERS, INC.** Miami, Florida 5/93 – 5/94  
Architect in Training – Utilized auto cad version 12: created design development and construction documents for the Credentials building and the Grandstands at the Homestead Motorsports Complex, Miami, FL. Created construction documents for the Gulliver Academy Performance Courtyard and revised plans for Gulliver Preparatory Schools, Miami, FL. Created construction documents from site study of existing building at the Ocean Reef Club, Key Largo, FL.

**UNIVERSITY OF FLORIDA** Gainesville, Florida 8/92 – 12/92  
Graduate Teaching Assistant Scholarship - Responsible for organizing and planning the Materials and Methods 2 class: clarified lectures, graded homework assignments, assisted with planning and organizing field trips; maintained grade book.

**BURDINES** Oaks Mall / Galleria Mall 05/92 - 03/93  
Sales Associate – Oaks Mall Gainesville, Florida 08/92 - 03/93  
 Responsible for all aspects of a sales transaction from approach to closing; maintained product stock on sales floor and utilized client handbook.  
Sales Associate Galleria Mall Fort Lauderdale, Florida 05/92 - 08/92

**DONALD SINGER, ARCHITECT, F.A.I.A.** Fort Lauderdale, Florida 10/90 – 8/91  
Intern Architect – Reviewed manufacturer's submittals, updated plans to specifications, created and edited proto-type middle and elementary school construction documents using auto cad. Performed on site investigations of as built conditions; created perspective rendering for Brody Residence (Star Island, Miami Beach, FL); produced construction documents for neighborhood bus stop (Fort Lauderdale, FL)

**ANTHONY J. ABBATE, A.I.A.** Fort Lauderdale, Florida 4/91 – 6/91  
Intern Architect – Created schematic design and design development of Blue Coral Ridge, a 21-unit townhouse project, Caicos Island; created schematic design and design development for addition and renovation of the Horowitz Residence (Miami Beach, FL); created schematic design of the Park residence addition.

**GOPMAN PEPPER ASSOC., INC.** North Miami Beach, Florida 5/89–8/89 and 5/88 – 8/88  
Structural Draftsman – Created structural drawings and details for Mystic Pointe, six 40 story condominiums (Aventura, FL); created structural drawings for the Sanctuary (Longboat Key, FL). Monitored concrete placement, performed slump tests, and inspected steel reinforcement in post tension slab construction at Surf Rider, a 4 story condominium (Pompano Beach, FL); performed on site investigations of miscellaneous as built conditions.


**CLEARVIEW WINDOW CORP.** Fort Lauderdale, Florida 5/87 – 7/87  
Draftsman – Updated and created shop drawings for aluminum window and door extrusions; factory experience cutting and building window and door frames.

**SOUTHWESTERN PUBLISHING COMPANY** Nashville, Tennessee 5/85 – 7/85  
Independent Sales Representative – Sold family, student, and children's handbooks door to door in Beech Grove, Indiana; responsible for all aspects of business, which included: sales, appointments, orders, invoices, taxes, shipping, delivery, and weekly sales meetings; attended 5-day sales training school (Nashville, TN)

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## ACOMPLISHMENTS

### BOARD MEMBER

#### Current:

City of Plantation – Planning and Zoning Board	2019 - present
Better Business Bureau Board Member, Vice Chairman (12/19/18 -present)	2018 - present
Institute of Classical Architecture and Art, Board Member	2017 - present

#### Past

Broward Business Networking Group, Board Member	2012 - 2016
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### AFFILIATIONS

#### Current:

Institute of Classical Architecture and Art, Member	2014 - present
Plantation Chamber of Commerce, Member	2011 - present
Better Business Bureau, Accredited Since 01/21/11	2011 - present
Florida Trust for Historic Preservation, Member	2009 - present
University of Florida National Alumni Association, Life Member	1990 - present
The Southwestern Company, Alumni	1985 – present

#### Past:

Gainesville Chamber of Commerce, Member	2018 - 2019
Builders Association of North Central Florida	2018 - 2019
Davie-Cooper City Chamber of Commerce	2018 - 2019
Association of Construction Industry Certified Professionals, Member	2011 - 2018
US Green Building Council South Florida, Member	2012 - 2014
Gold Coast Builders Association, Member	2008 - 2019
Construction Association of South Florida	2006 - 2009
Florida Home Builders Association, Member	2005 - 2019
National Association of Home Builders, Member	2005 - 2019
Builder Association of South Florida, Member	2005 – 2006
Mold Loss Prevention Certification #MLP 00045	2003 - 2004
Urban Land Institute SE Florida and Caribbean, Member	2003 – 2005
Associate American Institute of Architect's	1994 - 2019

### ACHIEVEMENTS

#### Professional:

Judge - the Construction Association of South Florida	2002 - 2003
Broward County School Board Facilities Task Force, AIA representative	1999 – 2002
Adult Program Instructor at the Weston Community Center	1997
Author of “Building Your New Home, What to Ask and What to Know”	1997
Florida licensed Real Estate Salesperson (license #SL-0649580) 05/15/97	1997 – present
Contributor, University of Florida Loyalty Fund	1993 – present
Design Awards Committee Treasurer - Broward County Chapter of A.I.A.	1990-91

#### Academic:

Architectural Design Award for “Outstanding and Consistent Performance in Design”	Gainesville, Florida	04/1993
Guest Lecturer & Critic - Design and Architecture Senior High School (D.A.S.H.)	Miami, Florida	03/11/93
S.O.M. Foundation Traveling Fellowship Competition candidate,	Gainesville, Florida	Spring 1992
Awarded the Hansen, Lind, and Meyer Scholarship	Gainesville, Florida	Fall 1991
Curriculum Committee Member Vicenza Institute of Architecture,	Vicenza, Italy	1989-1990
Curriculum Committee Member for University of Florida	Gainesville, Florida	1989-1990

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### PROJECT TYPE

#### By Company

#### Construction Firms

Cianci – Cianci Construction

\*CC – Coastal Condominiums / Coastal Construction

\*CH – Coastal Homes / Coastal Construction

\*MC – Miller Construction

#### Architecture Firms

\*B&A - Bermello, Ajamil, and Partners, Inc.

\*DS - Donald Singer Architect

\*AA - Anthony Abbatte Architect

\*GP - Gopman Pepper Associates, Inc.

\*Career Projects that Bruce Cianci has worked directly on prior to Cianci Construction

<u>Project</u>	<u>Location</u>	<u>Firm</u>
<b>Community Association</b>		
Misty Lake North Condo Association	North Miami	Cianci
<b>Commercial - Office</b>		
Edelson Office	Ocala	Cianci
Team Health	Tamarac	Cianci
Worrell Corporate Headquarters	Fort Lauderdale	DS
<b>Commercial - Retail</b>		
Pita Club	Davie	Cianci
Couture Kids (Bla Harbour Shoppes)	Town of Bal Harbour, Miami	Cianci
Face Ink	Mary Brickell Village, Miami	Cianci
Vilebrequin (Mizner Park)	Palm Beach, Florida	Cianci
Vilebrequin (Bal Harbour Shoppes)	Bal Harbour, Miami	Cianci
Vilebrequin (Bloomingdale's)	Aventura Mall, Aventura	Cianci
Vilebrequin (Sawgrass Colonnade)	Sawgrass Mall, Sunrise	Cianci
Blo Blow Dry Bar (1 <sup>st</sup> FL location)	Midtown, Miami	Cianci
Blo Blow Dry Bar (2 <sup>nd</sup> FL location)	Mary Brickell Village, Miami	Cianci
<b>Residential (New)</b>		
Mejia	Cooper City	Cianci
Fernandez	Gables Estate, Coral Gables	CH
Johnson Sr.	Village of Indian Creek	MC
Brody	Star Island, Miami Beach	DS
<b>Residential (Addition / Renovation)</b>		
Schmidt	Gainesville	Cianci
Tiufekchiev	Fort Lauderdale	Cianci
Fazio	Windmill Ranch Estate, Weston	Cianci
Selinger	Long Lake Ranches, Davie	Cianci
Louden	Coral Ridge, Fort Lauderdale	Cianci
Demores	Weston, Florida	Cianci
Greenberg	Long Lake Ranches, Davie	Cianci
Kerwit	Plantation	Cianci
Gelch	Long Lake Ranches, Davie	Cianci
Kopelowitz	Long Lake Ranches, Davie	Cianci
Warder	Plantation	Cianci
Welt	Jacaranda, Plantation	Cianci
Lundy	Jacaranda, Plantation	Cianci

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LaMotta	Parkland	Cianci
Flanzraich	Gables Estate, Coral Gables	Cianci
Iacobelli	Weston	Cianci
Bob Vila	Palm Island, Palm Beach	CH
Hudson	Fort Lauderdale	MC
Banks	Rio Vista, Fort Lauderdale	MC
Horowitz	Miami Beach, Miami	AA
<b>Residential Condominium (Renovation)</b>		
Eller	Highlands Beach, Florida	Cianci
Tallisman	Positano-Hollywood, Florida	Cianci
Grodin	Positano-Hollywood, Florida	Cianci
Nusbaum	Addison on the Ocean, Boca Raton	Cianci
<b>Industrial</b>		
C. Brody Enterprises	Fort Lauderdale, Florida	Cianci
Glanbia Nutrition	Sawgrass Corporate Park, Sunrise	Cianci
<b>Multi-Family</b>		
Villas di DaVinci Condominium	Fort Lauderdale, Florida	Cianci
St. Regis Hotel and Condominiums	Bal Harbour, Florida	CC
Grove Hill Condominium	Coconut Grove, Florida	B&A
Blue Coral Ridge townhouses	Caicos Island, Bahamas	AA
Mystic Pointe Condominiums	Aventura, Florida	GP
Surfrider Condominiums	Pompano Beach, Florida	GP
<b>Public Works</b>		
American Airlines Concourse "B"	Miami International Airport	B&A
American Airlines Baggage Handling Shed	Miami International Airport	B&A
<b>Recreation / Entertainment</b>		
Homestead Motorsports Complex	Homestead, Florida	B&A
Ocean Reef Clubhouse	Key Largo, Florida	B&A
<b>Schools</b>		
Nova University	Davie, Florida	Cianci
Gulliver Academy Elementary	Miami, Florida	B&A
Cresthaven Elementary	Pompano, Florida	DS
Dillard Elementary	Fort Lauderdale, Florida	DS
Riverland Elementary	Coral Springs, Florida	DS
Stirling Elementary	Dania, Florida	DS
West Hollywood Elementary	Hollywood, Florida	DS
Olson Middle	Dania, Florida	DS
Attucks Middle	Dania, Florida	DS
Henry D. Perry Middle	Miramar, Florida	DS
Everglades Middle	Pembroke Pines, Florida	DS
Sunrise Middle	Sunrise, Florida	DS
Gulliver Preparatory High	Miami, Florida	B&A

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**BRUCE J. CIANCI**[bcianci@cianciconstruction.com](mailto:bcianci@cianciconstruction.com)**Pre-Construction / Consulting****Trustee / Receivership**

Crystal Lake Office Plaza	Pompano Beach, Florida	Cianci
GTC Hurricane Window Distributors, Inc.	Fort Lauderdale, Florida	Cianci
One Ocean Center	Boca Raton, Florida	Cianci
Flagler Drive Office Center	West Palm Beach, Florida	Cianci
Glenn Wright Properties	Fort Lauderdale, Florida	Cianci
Nobe Bay Condominium	Miami Beach, Florida	Cianci
Indian Creek Parking Garage	Miami Beach, Florida	Cianci
Antol Restoration	Pompano, Florida	Cianci
MSC Properties	Fort Lauderdale, Florida	Cianci
Solla Bella	Miami Gardens, Florida	Cianci
Orchard Grove Townhomes	Pompano Beach, Florida	Cianci
The Residences at the Falls	Miami, Florida	Cianci
South Bay Apartments	South Bay / Pahokee, Florida	Cianci

**Private**

Lovely Eyebrow	Miami, Florida	Cianci
Pirofsky	Plantation, Florida	Cianci
Internoscia	Davie, Florida	Cianci
Lalwani 5-story mixed-use	Fort Lauderdale, Florida	Cianci
Liss Residence	Plantation, Florida	Cianci

**Design Consulting Services**

Edelson	Gainesville, Florida	Cianci
Tucker	Clyde, North Carolina	Cianci
Cruickshank Residence	Cedar Mountain, North Carolina	Cianci
Kniskern Residence	Raleigh, North Carolina	Cianci
Rodriguez Residence	Fort Lauderdale, Florida	Cianci
Jones Residence	Weston, Florida	Cianci
DeGina Residence	Fort Lauderdale, Florida	Cianci
Webster Residence	Jupiter Farms, Florida	Cianci
Patregnani Residence	Plantation, Florida	Cianci
Pena Residence	Weston, Florida	Cianci
Perelmuter Residence	Orlando, Florida	Cianci
Saltz Residence	SW Ranches Davie, Florida	Cianci
Sternlieb Residence	Weston, Florida	Cianci
Mckerchie Residence	Davie, Florida	Cianci
Langley Residence	Boca Raton, Florida	Cianci
Gillespie Residence	Boca Raton, Florida	Cianci
Lazar Residence	Weston, Florida	Cianci
Moynihan Residence	Jupiter, Florida	Cianci

Additional Residential Project list available for Construction and Design work completed while employed at Centerline Custom Homes and Regency Homes. Not included herein due to large number of clients.

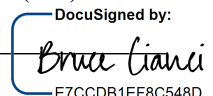
4801 South University Drive Suite 136 Davie, Florida 33328

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Bruce Cianci, As its Pres


  
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**BRUCE J. CIANCI**  
[bcianci@cianciconstruction.com](mailto:bcianci@cianciconstruction.com)

**ADDRESSES (Employment History)**

Cianci Construction (2018-present)  
 720 SW 2<sup>nd</sup> Avenue Suite 205 South  
 Gainesville, Florida 32601  
 Off: (352) 792-6727 Fax: (352) 389-4135

Cianci Construction (2013-present)  
 4801 South University Drive, Suite 136  
 Davie, Florida 33328  
 Off: (954) 434-0023 Fax: (954) 333-3949 Cell: (954) 444-1092

Cianci Homes, Inc d/b/a Cianci Construction (2009-2013)  
 1776 North Pine Island Road, Suite 102  
 Plantation, Florida 33322

Cianci Homes, Inc. (2005-2009)  
 461 West Mount Vernon Drive  
 Plantation, Florida 33325-3606

Coastal Condominiums Administrative Office (2008-2009)  
 Bill Ford, Vice President; Dan Whiteman - President,  
 4500 Biscayne Boulevard, Suite 205 Miami, Florida 33137  
 Cell: (305) 807-4100 (Bill Ford) Office: (786) 406-1258

Coastal Homes (2006-2008)  
 Mark Swanson, Vice President  
 5959 Blue Lagoon Drive Suite 200  
 Miami, Florida 33126  
 Cell: (786) 251-2658 Office: (305) 662-1821  
*(Mark Swanson no longer at Coastal Homes and is now with the Marker Group)*

Centerline Homes – Centerline Custom Homes Division (2003-2006)  
 Craig Perry - CEO, Steve Margolis – COO  
 825 Coral Ridge Drive Coral Springs, Florida 33071  
 Off : (954) 344-8040  
*(Centerline Custom Homes Division shut-down, Centerline Homes still active)*

Miller Construction – Miller Estate Homes Division (2000-2003)  
 Tom Miller, CEO; Harley Miller, President  
 614 South Federal Highway Fort Lauderdale, Florida 33301  
 Off: (954) 764-6550  
*(Miller Estate Homes Division shut down, Miller still active)*

Regency Homes, Inc, (1994-2000)  
 Ben L. Martz - CEO, Steven M. Wallerstein - EVP, David Levine - CFO, COO  
 2852 University Drive Coral Springs, Florida 33065  
 Office: (954) 755-1775  
*(Ben Martz and Steve Wallerstein are no longer with Regency)*  
*(Steve Wallerstein new cell: 954-444-5010)*

Miami-Dade Community College (1993-1994)  
 Jacqueline Hinchy, Principal / Creator  
 Design and Architecture Senior High School  
 4001 Northeast 2nd Avenue Miami, Florida 33137  
 Off: (305) 573-7135  
*(Jackie Hinchy (deceased) School is still running under new principal)*

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 O: (954) 434-0023 F: (954) 333-3949 C: 954.444.1092

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Bermello, Ajamil, and Partners, Inc. (1993-1994)  
Willy Bermello, AIA – President / Owner  
2601 South Bayshore Drive Miami, Florida 33133  
Off: (305) 859-2050

University of Florida – School of Architecture (1992)  
Chairman Robert McCarter, Professor Orjan Wetterquist, Dean Wayne Drummond  
331 Architecture Building Gainesville, Florida 32611  
Off: (352) 392-4836  
*(Dean Wayne Drummond resigned from the University of Florida, 1999)*  
*(Robert McCarter resigned from the University of Florida 2001)*

Donald Singer, Architect (1990-1991)  
Donald I Singer, FAIA - Owner  
13 West Las Olas Boulevard Fort Lauderdale, Florida 33301  
Off: (954) 463-5672  
*Name changed to Singer Architects*  
*Donald Singer, retired (Singer Architects moved office location / closed)*

Anthony J. Abbate, Architect (1991)  
Anthony J. Abbate, AIA  
808 East Las Olas Boulevard Fort Lauderdale, Florida 33301-2201  
Off: (954) 463-8596  
Email: [tony@anthonyabbatearchitect.com](mailto:tony@anthonyabbatearchitect.com)

Gopman Pepper Associates, Inc., Consulting Engineers (1988-1989)  
Herbert L. Gopman, PE / John Pepper, PE, owners  
20895 East Dixie Highway North Miami beach, Florida 33180  
Off: (305) 920 –2388

*( Company name / address changed)*  
The Pepper Engineering Group, Inc.  
1040 Weston Road, Suite 210 · Weston, Florida · 33326  
Phone: 305.655.1115 / 954.530.6991 / 800.698.2818  
Email: [mgr@pegroup.com](mailto:mgr@pegroup.com)  
Contact: John Pepper, P.E.

Clearview Corporation (out of business) (1987)  
3318 SW 2<sup>nd</sup> Avenue Fort Lauderdale, Florida  
*(Out of business)*

Southwestern Publishing Company (1985)  
Tom Boyd, Sales Manager – Eagle Organization  
2451 Atrium Way Nashville TN 37214  
Off: (800) 533-7977 (888) 602-7867  
*(Company Name changed to Southwestern Company)*

\*Note: Phone numbers, addresses business names might have changed from information above due to company closures / changes, person left company and/or is deceased or retired, and/or location changes.

**BRUCE J. CIANCI**  
[bcianci@cianciconstruction.com](mailto:bcianci@cianciconstruction.com)

**PROJECT DETAIL LIST – Construction Costs**  
 Projects completed by Cianci Construction

Estimated Total Construction Costs completed under my direct management to date **\$257,435,124.**

***CIANCI CONSTRUCTION***

<u>Project Name</u>	<u>Project Type</u>	<u>Start / Finish</u>
Allegheny Millwork	Industrial	2020 – current
Mejia	Residential	2020 - current
MAMB Ocala	Commercial	2018 - current
Schmidt	Residential	2019 - 2020
Innovation Square	Commercial	2019 - 2019
Jamari Fl - Couture Kids-Bal	Retail	2019 - 2019
Eller	Condominium	2018 - 2019
Tiufekchiev	Residential	2018 - 2019
*Fazio	Residential	2014 - 2018
*Selinger	Residential	2016 - 2018
*Classic Car	Industrial	2017 - 2018
Tallisman	Condominium	2015 - 2016
Team Health	Commercial	2015 - 2016
*Gelch	Residential	2014 – 2016
Louden	Residential	2014 - 2015
*Lalani -Face Brow Beauty Bar	Retail	2014 - 2015
Glanbia	Industrial	2014 - 2015
Demoraes	Residential	2014 - 2015
*Vilebrequin (Various locations)	Retail	2011 – 2015
Kopelowitz	Residential	2013 – 2015
Greenberg	Residential	2013 – 2014
Kerwit	Residential	2013 – 2014
Grodin	Townhouse	2013 – 2014
Warder	Residential	2012 – 2013
Welt	Residential	2011 – 2011
Head Kand- Blo Midtown	Retail	2011 – 2011
Lalani – Blo MBV	Retail	2011 – 2011
LaMotta	Residential	2010 – 2012
Lundy	Residential	2010 – 2012
Nusbaum	Condominium	2010 – 2011
Misty Lake North Condo Assoc.	Clubhouse	2010 – 2010
Flanzraich	Residential	2009 – 2010
Villas diDaVinci	Multi-family	2008 - 2009

Estimated Total Costs Completed as president of Cianci Construction **\$22,640,124.**

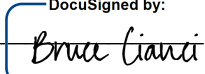
**\*Repeat Clients**

Additional previous Cianci Construction project Construction Costs available upon request  
 Construction Costs Completed are approximate as smaller projects are not listed.

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**PROJECT DETAIL Construction Costs**  
Projects completed while at other companies

Estimate Total Costs Completed under my management at other companies noted below **\$234,795,000.**

***COASTAL HOMES*** (Coastal Construction Company)

Miami, Florida 10/03/06-01/16/09

**Estimated Construction Costs completed under my direct management \$37,100,000.**

St. Regis Resort and Residences (2008- 2009)

Construction of (2) 25 story residential towers and (1) 25 story hotel

Bal Harbour, Florida

(Cost Not counted in Construction Cost overall total)

Michael and Constance Fernandez Residence (2006 – 2009)

Construction of new 27,070 (43,000 adjusted) sf custom estate

Gables Estates Coral Gable Florida

Bob Vila Residence (2006-2007)

Completion of Renovation (existing) / Addition (5400 sf) estate residence

Palm Beach, Florida

***CENTERLINE HOMES / CENTERLINE CUSTOM HOMES***

Coral Springs, Florida 4/15/03 – 9/29/06

**Estimated Construction Costs completed under my direct management \$33,545,000.**

Subdivision sites:

Custom Single-Family Homes – builder program (2004-2006)

Subdivision of 81 homes of which we purchased 16 lots

Average home size 5,000 sf under air / 6,800 sf covered

Located in WCI's Heron Estates in Heron Bay Parkland, Florida

Custom Single-Family Homes

Community of 7 homes (2003-2006)

Average home size is 5,400 sf under air / 7,000 sf covered

Located in Vintage Creek Community Plantation, Florida

Scattered sites

Custom Single Family (spec) (2004-2006)

5,000 sf under air / 6,000 under roof

Existing community of Boca Harbour, Boca Raton, Florida

Custom Single Family Residences (2003-2005)

1 lot in a gated community of 34 existing homes

Location: In the Pines Community Parkland, Florida

Custom Single Family (spec) Residence (2003-2005)

Construction of new 8,600 sf custom single family spec home

Located in Grand Prix Farms Community Wellington, Florida

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***MILLER CONSTRUCTION COMPANY MILLER ESTATE HOMES***

Fort Lauderdale, Florida 01/3/00 – 4/4/03

**Estimated Construction Costs completed under my direct management** **\$13,650,000.**

Charles and Ann Johnson Sr. Residence (2001-2003)  
Construction of new 21,000sf custom single family estate  
Located in the Village of Indian Creek, Florida  
17 Indian Creek Drive Indian Creek, Florida

Whit Hudson Residence (2001)  
Renovation of existing 10,000sf home  
Fort Lauderdale, Florida

Walter and Debbie Banks Residence (2000-2001)  
Renovation / addition of existing residence  
(Added approximately 8,000sf under air to existing 8,000sf under air home)  
Located in Rio Vista Community of Fort Lauderdale, Florida

***REGENCY HOMES, INC. / REGENCY SIGNATURE HOMES***

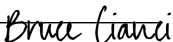
Coral Springs, Florida 6/94 – 12/00

**Estimated Construction Costs completed under my direct management** **\$150,000,000.**

Custom and Speculative Homes Design  
Average home sizes from 3,200 – 8,000 sf  
Various subdivisions in Arvida's Development of Weston as part of Builder Program

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**PROJECTS – Design**

Partial list of projects that I have directly completed the design concept / plans

18-019	MAMB – Ocala – Chiropractic Office Conceptual Design Status: currently under construction by Cianci Construction	Ocala, Florida	2018
05-018	Vintage Creek 5 - Spec Conceptual Design / Design Development / Construction Status: Built / Completed 2006	Plantation, Florida	2005
04-017	Kniskern Residence – Cheryl and Warren Concept Design / Partial Design Development 7200 sf new home Status: built / completed 2006 1020 Stradshire Drive Raleigh, North Carolina 27614-8364	Raleigh, North Carolina	2004
02-016	Rodriguez Residence – Rocky and Phyllis Conceptual design – design development 1,500 sf addition to existing residence Status: unbuilt	Fort Lauderdale, Florida	2002
01-015	Cruickshank Residence – Jim and Rose Conceptual design – construction documents 3700 sf new home Status: completed 2004	Cedar Mountain, North Carolina	2001
00-014	Jones Residence – Linda and Jeffrey Conceptual design 400 sf 2 <sup>nd</sup> floor addition to existing home Status: unbuilt	Weston, Florida	2000
00-013	DeGina Residence – Tony and Kristin Conceptual design – construction documents 1579 sf 2 <sup>nd</sup> floor / 1 <sup>st</sup> floor addition Status: completed 2002	Fort Lauderdale, Florida	2000
00-012	Webster Residence – Jib and Beth Conceptual design 2,400 sf new home Status: unbuilt	Jupiter Farms, Florida	2000
99-011	Patregnani Residence – Carl and Tina Conceptual design – construction documents 4,550 sf new home Status: completed 2000	Plantation, Florida	1999
99-010	Pena Residence – Carlos and Margarita Conceptual design – construction documents 1225 sf addition to existing home Status: completed 2000	Weston, Florida	1999
99-009	Perelmuter Residence – Dr. Steven and Rene	Orlando, Florida	1999

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Conceptual design – construction documents  
 Renovation of existing home – new master bedroom, master bath,  
 kitchen, dining  
 Status: completed 1999

98-008	Salz Residence – David and Lori Conceptual design – construction documents 400 sf addition at covered patio Status: completed 2001	Davie, Florida	1998
98-007	Sternlieb Residence – Wendy and Edward Conceptual design Renovation to existing home – add new master bedroom closet, covered patio, BBQ center, and outside storage Status: un-built	Weston, Florida	1998
98-006	Mckerchie Residence – Terry and K-Lynn Conceptual design – construction documents New home design Status: completed 1999	Davie, Florida	1998
98-005	Langley Residence Conceptual Design 1,000 sf renovation to existing home Status: un-built	Boca Raton, Florida	1997
97-004	Nova University Media Center – Nova University Conceptual design Complete renovation of Media / Library Building Status: completed 1998 (renovated by Nova staff without construction drawings)	Davie, Florida	1997
97-003	Gillespie Residence – Bo and Kathy Conceptual design Status: un-built	Boca Raton, Florida	1997
97-002	Lazar Residence – Dr. Allan and Barbara Conceptual design - construction documents 378 sf addition and renovation to existing home Status: completed 1998	Weston, Florida	1997
96-001	Moynihan Residence – Steve and Faith Conceptual design – construction documents 6,800 sf new home with partial existing shell structure and new structure Status: completed 1997	Jupiter, Florida	1996

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### *3.2 Resume - Proposed Project Staff #2*

Margie Nester – Field Supervisor / Project Manager

Margie shall provide and oversee all field operations from construction, scheduling, contract Buyout and execution in field, Budget adherence, owner meetings, coordination, generation of RFI's, maintaining construction schedule, deliveries, daily logs, inspections, site protection, closeout, and warranty calls.

*Resume Attached*

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# Margaret Nester

6901 SW 84th Drive  
Gainesville, FL 32608  
(352) 682 9533  
Margie@Cianciconstruction.com

## EXPERIENCE

### **Cianci Construction | Gainesville, FL — *Field supervisor/Project Manager***

2018 - PRESENT

Oversee all field operations from construction, scheduling, contract buyout and execution in field, Budget adherence, owner meetings, coordination, generation of RFI's, deliveries, daily logs, inspections, site protection, closeout, and warranty calls.

### **Margeret Nester LLC | Gainesville, FL — *Owner***

2015 - 2017

Managed development and construction of High-End Product

### **Jim Nester Construction |Gainesville, FL — *Superintendent***

2010 - 2015

Managed development and construction of High-End Pr

### **GL Homes | Coral Springs, FL — *Director of Construction***

1999 - 2004

Managed development and construction of large single family homes

### **Regency Homes Inc. | Coral Springs, FL — *Field Manger***

1989 - 1999

Inspect or review projects to monitor compliance with building and safety codes, review projects damage, accidents, or delays

### **Showcase Homes | Coral Springs, FL — *Superintendent***

1983 - 1988

Coordinated activities concerned with the construction and maintenance of structures, facilities, and systems.

### **JNC, Inc. | Davie, FL — *Partner/ Officer***

1978 - 1983

Managed purchasing, accounting, and quality control

## EDUCATION

### **Sheraton Vocational School | Hollywood, FL — *Associate's***

1972

Studied Elementary Education. Completed a two year internship at Saint

Bernadette's Elementary School.

## SKILLS

Customer service Focus

Strong Communication Skills

Supervisory Experience

Outgoing

Attention to Detail

Team Building and leadership

## PROFILE

Seasoned Manager and

business owner with 36+ years

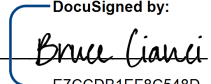
of experience in construction

and management.

## ORGANIZATIONS

G.A.W.N.-Gainesville Area

Women's Network

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#### 4. Qualifications of Firm – About Us

Cianci Construction, founded in 2005, is a full-service General Contracting Company that specializes in Pre-construction, General Contracting, Construction management, Design-build, Program Management, Owner's Representation, and Consulting.

Founded as Cianci Homes, Inc., the dba name of Cianci Construction was added in 2009 to better represent the construction services we provide in other project types such as multi-family, commercial, retail, and the light industrial sectors.

Cianci Construction has implemented over 22 million dollars in construction cost since it was founded with majority of our work in residential sector including new construction, remodeling, renovations, additions.

The overlap of construction sectors from Residential, Commercial, Retail, and Light Industrials creates a better understanding of assemblies, efficiency, and process of each and allows the custom homes process to benefit from this process. As the automotive industry is to skyscrapers; Commercial, Retail, Light Industry are to the home building process and Cianci Construction direct work experience in these other construction sectors allow us to utilize these tools and our streamlined operations software allows us to keep our overhead staff low and thus also be more effective on pricing.

Our past experiences working in very large construction and architectural company's in management and field positions allowed us, as a small company to benefit from these tools early, often overlooked as a small builder, and allowed us to implement them into our systems from the beginning. We utilize current cloud-based project management systems and company based internal software to facilitate our processes seamlessly.

Office our corporate office is located south Florida in the Town of Davie and our second office is in north Florida in Gainesville in the Innovation Zone. We opened the office in Gainesville in 2018 to serve the north Florida area, particularly Gainesville due to the love of place that the owner, Bruce Cianci has for the Gainesville area and wanted to be a part of the positive growth movement while still maintaining its sense of place with the beauty that surrounds the area.

Bruce Cianci, President and Founder is a graduate of the University of Florida achieving both a Bachelor of Design and Master of Architecture degree from the University of Florida, with a full year study at the Vicenza Institute of Architecture in Vicenza, Italy. He is personally involved in all projects through management, regular site meetings, and job visits.

Cianci Construction has no loans and is has no outstanding debt and has been continually in operation since its inception. We operate as lean as possible to provide cost effective construction services for our clients.



**D. PROPOSED CONSTRUCTION CONTRACT**

Cianci Construction hereby submits a copy of our proposed Construction Contract Agreement for use between the buyer and Cianci Construction. If there are adjustments to language or terms, please let us know so that these can reviewed by our counsel for implementation.

*See Attached*

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CGC1510390

**Construction Contract (Cost-Plus Basis of Payment)**

This Contract made on this DAY day MONTH, YEAR of, between \_\_\_\_\_ of , hereinafter called "**Owner**", and **CIANCI HOMES, INC. d/b/a CIANCI CONSTRUCTION**, a corporation organized and existing under the laws of the State of Florida, with its principal office located at 4801 South University Drive Suite 136 Davie, Florida 33328, referred to herein as "**Contractor**", Contractor's License No. CGC1510390. The parties, for good and valuable consideration to each other, the receipt and sufficiency of which is acknowledged, do hereby agree as follows:

**ARTICLE 1. Contract Documents**

- 1.1 This Contract includes this instrument, any Specifications, any change orders effectuated in accordance with this Contract, and any exhibits or documents incorporated herein or therein by reference. Any drawings, plans and specifications setting forth the work to be performed are hereby made a part of this Contract. Drawings, plans and specifications shall contain a scale drawing showing the shape, size and dimensions of the constructions and equipment together with a description of the work to be done, materials to be used, and the equipment to be used or installed. All of the documents comprising this Contract are to be considered as one, and whatever is called for by any one of the documents shall be as binding as if called for by all. All of the documents comprising this Contract are herein sometimes collectively referred to as the "Contract Documents."
- 1.2 This Contract represents the entire and integrated agreement between the parties and supersedes prior negotiations, representations or agreements, either written or oral. The Contract may be amended or modified only by a written modification.
- 1.3 In this contract, any reference to a party includes that party's heirs, executors, administrators, successors and assigns, singular includes plural and masculine includes feminine.
- 1.4 In this contract, the title contained in each of the Articles is for reference purposes only.

**ARTICLE 2. Scope and Description of Work**

- 2.1 Contractor agrees to provide all labor, materials, and perform all work necessary for the completion of certain alterations and improvements ("Project") in and upon the home of Owner located at: \_\_\_\_\_, in accordance with the proposal set forth in Exhibit E to this Contract. Owner hereby authorizes Contractor to commence work as set forth in the Contract.
- 2.2 The term "Work" means the construction and services required by the Contract Documents. "Work" includes all other labor, materials, equipment and services provided to the Contractor to fulfill the Contractor's obligations.
- 2.3 The proposal to the Contract includes the estimated cost of the Work to be performed, a project schedule and the Contractor's Fee.
  - 2.3.1 The Budget-Estimated Costs of the Work attached hereto as **Exhibit E**.
  - 2.3.2 The Project Schedule hereto as **Exhibit F**
  - 2.3.3 The Drawings available used to create estimated cost are attached hereto as **Exhibit G**.

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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- 2.4 All Work shall be done and performed in a workmanlike manner.
- 2.5 The Contractor shall keep the premises and surrounding areas free from accumulation of debris and trash related to the Work.
- 2.6 Owner shall provide Contractor with electric, water service, gas, and DSL /cable / phone service at residence where work occurs (where/when necessary).
- 2.7 Contractor will not perform any work which involves hazardous or toxic waste, including but not limited to investigation, handling, storing, encasing, or removing of any hazardous or toxic waste.
- 2.8 Contractor will not store, dump or discharge onto the project site and its surrounding areas and waterways any materials or substances either prohibited by any Federal, state or local law or ordinance.

### ARTICLE 3. Legal Notices

- 3.1 Florida Construction Lien Law Notification (Florida Statute 713.15) attached hereto as, **Exhibit A.**
- 3.2 Florida Homeowners Construction Recovery Fund Notification (Florida Statute 489.1425) attached hereto as, **Exhibit B.**
- 3.3 Florida Construction Defect Notification (Florida Statute 558.005) attached hereto as, **Exhibit C.**
- 3.4 Florida Contractor's Duties (Florida Statute 489.126) attached hereto as, **Exhibit D.**

### ARTICLE 4. Date of Commencement and Substantial Completion

- 4.1 **Date of Commencement** - The date of commencement of the work set forth in this Contract shall occur within ten (10) days after receipt by the Contractor of the following, whichever is latest:
- 4.1.1 Fully executed contract documents;
  - 4.1.2 Homeowner's Association Approval, (where Applicable);
  - 4.1.3 All required permits;
  - 4.1.4 Original copy of a properly record Notice of Commencement from Owner;
  - 4.1.5 Final approved construction plans.
- 4.2 The Contract Time shall be measured from the Date of Commencement.
- 4.3 Time shall be of the essence in the performance of the Contract Documents.
- 4.4 **Substantial Completion** - is defined as the date the Final Inspections are received from the appropriate authorities unless work, systems, or other items furnished and/or installed by the Owner or Owner's separate contractors, delay obtaining of a Certificate of Occupancy. In that instance, Substantial Completion will be the date that the Contractor has completed all of its work that can be completed, with the exception of work interfered with or restrained by the Owner or the Owner's separate contractors.

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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## ARTICLE 5. Contract Sum

- 5.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum is the actual Costs of the Work as defined in Article 7 plus the Contractor's Fee.
- 5.2 The Contract Sum as set forth in the Contract Documents and including authorized adjustments is the total amount payable by the Owner to the Contractor for performance of Work under the Contract Documents.
- 5.2.1 The Contract Sum at time of execution of the Contract Documents is \_\_\_\_\_ Dollars and 00/100 (\$ Amount).
- 5.2.2 The Contractor's Fee at time of execution of the Contract Documents is \_\_\_\_\_ Dollars and 00/100 (\$ Amount) and shall be paid based upon percentage of completion.
- 5.3 Contractor will at all times keep Owner informed of the details of the amount of materials purchased and the amount used on the job, as well as keeping Owner informed of the wages being paid the various workers on the job.
- 5.4 Cost-plus billings shall be supported with proper bills and invoices for labor, materials, subcontracts, and other items.

## ARTICLE 6. Change Orders


- 6.1 The Owner may order changes to the Work consisting of additions, deletions, revisions or modifications at any time with the Contract Sum and Contract Time being adjusted accordingly. Any and all such change orders shall be in writing and executed by the Owner and Contractor and will be charged on the basis of actual cost to the Contractor plus PROFIT% profit and OVERHEAD% overhead and paid for, in the manner established by the Contract Documents.
- 6.2 The Contractor if delayed at any time in the progress of the Work by changes ordered in the Work, or by labor disputes, fire, weather, acts of God, unusual delay in deliveries, unavoidable casualties or other causes beyond the Contractor's control, the Contract Time shall be extended by Change Order for such reasonable time as agreed upon by the Contractor and Owner, for which agreement shall not be unreasonably withheld.

## ARTICLE 7. Reimbursable Costs

- 7.1 The Cost of the Work to be performed shall include all costs necessarily incurred by the Contractor in the proper performance of the Work. The Cost of the Work shall include only those items set forth in this Article 7.
- 7.2 Labor Costs for wages of construction workers directly employed by the Contractor to perform Work at the site of the project or off-site Work related to the project.

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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Bruce Cianci, As its Pres 

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- 7.3 Wages or salaries of the Contractor's supervisory and administrative personnel when performing Work related to the project.
- 7.4 Costs paid or incurred by the Contractor for taxes, insurance, contributions, assessments and benefits required by law or collective bargaining agreements and, for personnel not covered by such agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations, and pensions, provided such costs are based on wages and salaries as set forth in the Article.
- 7.5 Payments made by the Contractor to Subcontractors in accordance with the requirements of the subcontracts.
- 7.6 Costs of materials and equipment incorporated in the completed construction including transportation and storage costs whether on-site or off-site.
- 7.7 Costs, including transportation and storage, installation, maintenance, dismantling and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Contractor at the site and used for the project.
- 7.8 Rental charges including transportation and storage, installation, maintenance, dismantling and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Contractor at the site and used for the project. Any rental contracts will be submitted to Owner for prior approval, which shall not be unreasonably withheld.
- 7.9 Costs of removal of legally disposed debris from the project site.
- 7.10 Costs of document reproductions, facsimile transmissions and long distance telephone calls, postage and parcel delivery charges, telephone service at the site and reasonable petty cash at the project site.
- 7.11 Costs of reasonable travel and subsistence expenses of the Contractor's personnel incurred while traveling in discharge of duties related to the project.
- 7.12 Costs of insurance and bond premiums required to be maintained by the Contractor for the project.
- 7.13 Sales, use or other similar taxes imposed by a governmental authority that are related to the Work and for which the Contractor is liable.
- 7.14 All permit fees, permit processing fees and associated costs, assessments for the building permit and for other permits, licenses, inspections, architectural fees, owner's agent's fees, utility hook-up fees (including meters, valves, deposits, connection and/or impact fees).
- 7.15 All architectural, engineering, surveying, blueprinting, inspections, special inspections, pile logs and testing, and all other testing fees.
- 7.16 Deposits lost for causes other than the Contractor's negligence or failure to fulfill a specific responsibility as set forth in the Contract Documents.
- 7.17 Legal, mediation and arbitration costs, including attorney's fees, other than those arising from disputes between the Owner and Contractor, reasonably incurred by the Contractor in the performance of the Work.
- 7.18 Other Costs incurred in the performance of the Work if, and to the extent, approved in advance in writing by the Owner, for which approval shall not be unreasonably withheld.
- 7.19 Costs due to emergencies incurred in taking action to prevent threatened damage, injury or loss to persons or property.

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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- 7.20 Costs of repairing or correcting damaged or nonconforming Work, other than those caused by the Contractor's negligence or failure to fulfill a specific responsibility as set forth in the Contract Documents and only to the extent that the cost of repair or correction is not recovered by the Contractor from insurance, sureties, suppliers or subcontractors.

## ARTICLE 8. Non-Reimbursable Expenses

8.1 The Cost of the Work shall not include:

- 8.1.1 Salaries of Contractor's executive officers not related to the Work performed in the Contract Documents.
- 8.1.2 Salary of any person employed in the main or branch office of Contractor whose time is devoted to the general conduct of Contractor's business, such as supervisors, secretaries, plan clerks, file clerks, checkers, drafters, and other such persons and not related to the Work performed in the Contract Documents.
- 8.1.3 Cost of capital employed or money borrowed.
- 8.1.4 Overhead or general expense of any kind, except any such specifically mentioned elsewhere in this Agreement.
- 8.1.5 Services and expenses of Contractor's home office estimating, purchasing, and cost and accounting departments not related to the work performed in the Contract Documents.
- 8.1.6 Costs incurred by Contractor due to any error, fault, or negligence on the part of Contractor, its subcontractors, agents, or employees, or due to their failure to comply in all respects with the provisions of these Contract Documents.

## ARTICLE 9. Discounts, Rebates and Refunds

- 9.1 All discounts for cash or early payment shall accrue to the Contractor. Contractor shall advise owner, where and when possible, in advance of the opportunity to take advantage of such discounts of such discounts, if owner opts to do so.
- 9.2 Amounts that accrue to the Owner shall be credited to the Owner as a deduction from the Cost of the Work, if and where applicable.

## ARTICLE 10. Subcontracts and Other Agreements

- 10.1 Those portions of the Work that the Contractor does not customarily perform with the Contractor's own personnel shall be performed under subcontracts or by other appropriate agreements with the Contractor. The Contractor shall not be required to contract with anyone to whom there is a reasonable objection by the Contractor.
- 10.2 Subcontracts or other agreements shall conform to the applicable payment provisions of the Contract Documents and shall not be awarded on the basis of Cost-Plus a Fee without the prior consent of the Owner.

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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## ARTICLE 11. Payments

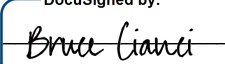
- 11.1 The Owner shall make progress payments on account of the Contract Sum to the Contractor within ten (10) days of submission of Applications for Payment submitted to the Owner.
- 11.2 With each Application for Payment, the Contractor shall submit partial release of liens and any other necessary documents which provide basis for the Application for Payment.
- 11.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than time of payment to the Contractor.
- 11.4 The Contractor warrants that upon submittal of an Application for Payment, all Work for which previous payments have been received from Owner shall, to the best of Contractor's knowledge, information and belief, be free and clear of liens, claims, security interests or other encumbrances adverse to the Owner's interest.
- 11.5 After receipt of payment from Owner, Contractor shall promptly pay each Subcontractor and material supplier out of the amount received by Owner on account of each entity's portion of the Work.
- 11.6 The amount of each progress payment shall include the Cost of the Work performed as set forth in the Application for Payment along with the corresponding portion of the Contractor's Fee.
- 11.7 The Contractor will not be subject to any retainage by the Owner nor will Contractor be liable to Owner for liquidated damages.
- 11.8 Except with Owner's prior approval, payments to Subcontractors shall be subject to retainage of not less than PERCENT percent (PERCENT%). The Owner and Contractor shall agree on a mutually acceptable procedure for review and approval of payments and retention for Subcontractors.

## ARTICLE 12. Final Payment and Inspection

- 12.1 Upon receipt of a Final Application for Payment, the Owner shall have the right to inspect the Work with a representative of the Contractor within three (3) days of receipt of Final Application for Payment.
- 12.2 Following the Final Inspection, the Owner shall provide Contractor with a signed statement within three (3) days of the inspection either approving the Work inspected or setting forth any defects in workmanship or materials which require corrective action.
- 12.3 Contractor shall have fifteen (15) days within which to correct such defects and provide Owner an opportunity re-inspect such corrections for a period of three (3) days after Owner is notified that such corrective work is completed. Owner shall provide Contractor with a signed statement as to acceptance of the corrective work, which shall not be unreasonably withheld.
- 12.4 The Owner shall pay for the costs of any inspectors or tests conducted of the Work.
- 12.5 Owner shall pay Contractor the amount of the Final Application for Payment within ten(10) of receipt of the Final Application for Payment, less any portions of work not completed as set forth in Owner's Inspection Statement.
- 12.6 Owner shall pay Contractor for any amounts withheld within ten (10) days of Owner's signed acceptance of the corrective work performed.

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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- 12.7 Upon receipt of the Final Payment, Contractor shall provide Owner with all proper releases and any other documents which may be required to release any encumbrances.

### ARTICLE 13. Default and Termination

- 12.8 The Contract may be terminated by the Contractor is the Owner fails to make payment when due or substantially breaches any other obligation of the Contract Documents. Following seven (7) days written notice to the Owner, the Contractor may terminate the Contract and recover from the Owner payment for Work performed and for proven loss with respect to materials, equipment, tools, construction equipment and machinery, including, but not limited to, reasonable overhead, profit and damages.
- 13.1 The Contact may be terminated by the Owner if the Contractor persistently or repeatedly refuses or fails to supply enough properly skilled workers or proper materials; fails to make payment to Subcontractors for materials and labor in accordance with the respective agreements between the Contractor and Subcontractors; persistently disregards laws, ordinances, rules, regulations or orders of a public authority having jurisdiction; or is in substantial breach of the Contract Documents.
- 13.2 Owner shall provide Contractor with seven (7) days written notice and an opportunity to cure any default set forth in writing.
- 13.3 In the event of termination by Owner, Owner shall pay Contractor for all work performed along with a prorated portion of Contractor's Fee through the date of termination.

### ARTICLE 14. Permits and Licenses

- 14.1 Contractor shall apply for and obtain such permits and regulatory approvals as may be required by the local municipal or county government, the costs of which shall be included in as part of the costs of the Work.
- 14.2 Contractor shall apply for all necessary permits within Thirty (30) days of the execution of the Contract Documents and/or following owner receiving approval from the Homeowner's Association Board or other governing requirement, whichever is later.

### ARTICLE 15. Warranty

- 15.1 Contractor hereby warrants and guarantees to the Owner that materials and equipment furnished under the Contract Documents will be free from defects and of good quality and the Work performed will be done so in accordance with the Contract Documents and be free of defects or deficiencies in workmanship or material. Said warranty will be provided for a period of one (1) year from date of the Owner's signed statement accepting the Work.
- 15.2 Contractor assigns and passes through to Owner any manufacturer's warranties for any materials used in the performance of the Work. Any warranty documentation will be provided to Owner upon receipt of final payment.

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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- 15.3 This warranty does not cover damage or defects that are the result of characteristics common to the materials used or conditions resulting from condensation, expansion, lack of maintenance, improper use or contraction of such materials.
- 15.4 This warranty shall exclude any and all work performed by previous Contractors, and any and all work in place including but not limited to, existing foundations, structures and roofing.
- 15.5 Warranty work must be completed by Contractor within fifteen (30) days from the date of receipt of written request from Owner.
- 15.6 Contractor shall not be responsible for and does not warrant the quality and quantity of any Owner supplied materials or equipment.

#### ARTICLE 16. Insurance

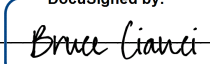
- 16.1 Contractor shall purchase and maintain insurance for general liability in the amount of One Million Dollars (\$1,000,000.00). All necessary Certificates of Contractor's Liability Insurance and/or Policies shall be furnished to Owner and name Owner as an additional insured.
- 16.2 Contractor shall also maintain all other insurances which are required by law or ordinance to perform the Work set forth in the Contract Documents.
- 16.3 Owner shall obtain, furnish and pay for a Builder's Risk "All Risk" Insurance Policy which names the Contractor as an additional insured. Additionally, the Owner is responsible for the deductible and/or any shortfall on this insurance policy. The Builder's Risk Insurance is to provide coverage to all of Contractor's interest during the course of the Work. Coverage must include, but not be limited to, damages due to fire, theft, vandalism, terrorism, malicious mischief, collapse, earthquake, earth movement, lightning, water damage, mold and mildew, windstorm, flood (maximum obtainable amount up to the Contract Sum), existing structures and all other broad perils. The Builder's Risk Insurance Policy shall: (i) contain clauses to the effect that same cannot be cancelled without thirty (30) days prior written notice to Contractor, and (ii) name the Contractor as an additional named insured using an additional insured endorsement. A copy of the Builder's Risk Insurance Policy shall be provided to Contractor prior to Work being commenced.

#### ARTICLE 17. Liens

- 17.1 Contractor shall deliver to Owner a General Contractor's Partial Release of Lien and Partial Contractor's Affidavits upon receipt of any progress payment.
- 17.2 Upon completion of the Work and receipt of final payment, Contractor shall deliver to Owner a Final Contractor's Affidavit from Contractor and all Subcontractors and Releases of Lien's from all Lienor's who have either filed a Notice to Owner or whom Contractor has actual notice.
- 17.3 Contractor will use its best effort to keep the project free and clear of any liens if the Contractor has been paid for such work that is the subject of the lien.

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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## ARTICLE 18. Indemnification

- 18.1 Contractor agrees to indemnify Owner from and against any claims, damages, losses or expenses arising out of or resulting from performance of the Work, but only to the extent caused in whole or in part by the negligent acts of the Contractor, a Subcontractor or anyone directly employed by them.
- 18.2 Indemnification shall be limited to the maximum amount set forth by applicable law or to the extent of Contractor's available insurance coverage.
- 18.3 Contractor shall not be liable to Owner for theft, vandalism or damage to any items of value placed in the immediate work area or related scope of work areas during the performance of the Work. Owner shall be responsible for insuring and replacing any such items of value located in these areas.

## ARTICLE 19. No Waiver

- 19.1 The failure of either party to this Agreement to insist upon the performance of any of the terms and conditions of this Agreement, or the waiver of any breach of any of the terms and conditions of this Agreement, shall not be construed as subsequently waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

## ARTICLE 20. No Assignment

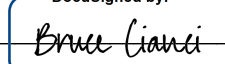
- 20.1 The rights of each party under this Agreement are personal to that party and may not be assigned or transferred to any other person, firm, corporation, or other entity without the prior, express, and written consent of the other party.

## ARTICLE 21. Governing Law and Dispute Resolution

- 21.1 This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Florida.
- 21.2 Jurisdiction for any action arising from this contract shall be in the Circuit Court in Broward County, Florida.
- 21.3 In the event any legal action shall be commenced with respect to the enforcement of this Contract, the prevailing party shall be entitled to recover its attorneys' fees and legal costs incurred.
- 21.4 Prior to the institution of any legal action, the parties shall participate in a mediation conference. The party seeking to institute legal action shall serve a written demand upon the other party, in accordance with the notice provisions provided herein, to participate in a mediation session within thirty (30) days of receipt of the written demand. Failure to participate in the mediation shall be deemed a waiver of this provision. Any statutes of limitations are hereby expressly tolled during the thirty (30) day period.

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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## ARTICLE 22. Submittals and Requests for Information

- 22.1 All submittals must be approved within three (3) days for critical submittals and five (5) days for non-critical submittals. Any submittals rejected must be clearly marked with the explanation of the rejection.
- 22.2 All formal Requests for Information (RFI) shall be responded to within one (1) day of issuance for critical RFIs and three (3) days of issuance for non-critical RFIs.

## ARTICLE 23. Cianci Construction Employees

- 23.1 Should the Owner hire any Cianci Construction employee and/or any Cianci Construction employee be hired away to construct this project, Cianci Construction shall be paid a three (3) times multiplier on the employee's total annual compensation. This paragraph shall remain in full force and effect from the date this Contract is executed through the project's duration and for a period of six (6) months following completion of the project.

## ARTICLE 24. Counterparts

- 24.1 This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute but one and the same instrument.

## ARTICLE 25. Notices

- 25.1 Any notice, request, consent or other communication required or permitted under the Contract Documents shall be in writing with delivery by messenger or courier service, registered or certified mail with return receipt requested, or by overnight delivery service.
- 25.2 Notices to the Owner and Contractor shall be delivered to the address set forth in the initial paragraph of the Contract.
- 25.3 Any notices of change of address of either party shall be done in accordance with the notice provisions set forth in this Article 25.

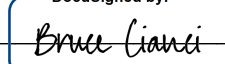
## ARTICLE 26. Additional Exhibits

- 26.1 The following is a list of Additional Exhibits attached hereto: NONE

## ARTICLE 27. Personal Guarantee

- 26.2 \_\_\_\_\_, hereby agree individually, jointly, and severally to guarantee all contractual obligations and payments due from Owner to Contractor as set forth in this agreement.

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

Bruce Cianci, As its Pres   
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Cianci Constructon - PROPOSED CONSTRUCTION CONTRACT (Between Buyer and Builder)



CGC1510390

WITNESS our signatures as of the day and date first above stated.

OWNERS:		CONTRACTOR: Cianci Homes, Inc. d/b/a Cianci Construction
By: _____		By: <u>Bruce Cianci as President</u>
By: _____		

SAMPLE - NOT FOR USE

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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CGC1510390

EXHIBIT A

**FLORIDA CONSTRUCTION LIEN LAW NOTIFICATION**

Pursuant to F.S. 713.015

**ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.**

OWNERS: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_  
(Printed Name)

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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Cianci Constructon - PROPOSED CONSTRUCTION CONTRACT (Between Buyer and Builder)



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**EXHIBIT B**

**FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND**

Pursuant to F.S. 489.1425

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

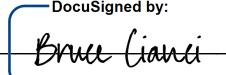
Division of Professions  
Construction Industry Licensing Board  
2601 Blair Stone Road  
Tallahassee, FL 32399-0783  
Phone: 850.487.1395 (DBPR)  
Fax: 850.487.9529

OWNER: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_  
(Printed Name)

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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Cianci Constructon - PROPOSED CONSTRUCTION CONTRACT (Between Buyer and Builder)



CGC1510390

EXHIBIT C

CHAPTER 558 NOTICE OF CLAIM

Pursuant to F.S. 558.005

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

OWNERS: \_\_\_\_\_

\_\_\_\_\_  
Date

By: \_\_\_\_\_  
(Printed Name)

SAMPLE - NOT FOR USE

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_ Signed by:

Bruce Cianci, As its Pres

*Bruce Cianci*

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CGC1510390

**EXHIBIT D**

**CONTRACTOR'S DUTIES**

Pursuant to F.S. 489.126

489.126 Moneys received by contractors.—

(1) For purposes of this section, the term "contractor" includes all definitions as set forth in s. [489.105\(3\)](#), and any person performing or contracting or promising to perform work described therein, without regard to the licensure of the person.

(2) A contractor who receives, as initial payment, money totaling more than 10 percent of the contract price for repair, restoration, improvement, or construction to residential real property must:

(a) Apply for permits necessary to do work within 30 days after the date payment is made, except where the work does not require a permit under the applicable codes and ordinances, and

(b) Start the work within 90 days after the date all necessary permits for work, if any, are issued, unless the person who made the payment agreed, in writing, to a longer period to apply for the necessary permits or start the work or to longer periods for both.

(3)(a) A contractor who receives money for repair, restoration, addition, improvement, or construction of residential real property in excess of the value of the work performed shall not, with intent to defraud the owner, fail or refuse to perform any work for any 90-day period.

(b) Proof that a contractor received money for the repair, restoration, addition, improvement, or construction of residential real property and that the amount received exceeds the value of the work performed by the contractor and that:

1. The contractor failed to perform any of the work for which he or she contracted during any 60-day period;

2. The failure to perform any such work during the 60-day period was not related to the owner's termination of the contract or a material breach of the contract by the owner; and

3. The contractor failed, for an additional 30-day period after the date of mailing of notification as specified in paragraph (c), to perform any work for which he or she contracted, gives rise to an inference that the money in excess of the value of the work performed was taken with the intent to defraud.

(c) Notification as contemplated in paragraph (b) consists of a certified letter, return receipt requested, mailed to the address of the contractor as listed in the written contracting agreement. The letter must indicate that the contractor has failed to perform any work for a 60-day period, that the failure to perform the work was not the result of the owner's termination of the contract or a material breach of the contract by the owner, and that the contractor must recommence construction within 30 days after the date of mailing of the letter. If there is no address for the contractor listed in the written contracting agreement, or no written agreement exists, the letter must be mailed to the address of the contractor listed in the building permit application.

(4) Any person who violates any provision of this section is guilty of theft and shall be prosecuted and punished under s. [812.014](#).

OWNERS:

Date

By:

(Printed Name)

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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Cianci Constructon - PROPOSED CONSTRUCTION CONTRACT (Between Buyer and Builder)



CGC1510390

**EXHIBIT "F"**  
**PROJECT SCHEDULE**

Project Schedule to be inserted at future date.

SAMPLE - NOT FOR USE

Owner: \_\_\_\_\_ Contractor: \_\_\_\_\_

Cianci Constructon - PROPOSED CONSTRUCTION CONTRACT (Between Buyer and Builder)

Cianci Construction  
CGC1510390

ID	Task	Task Name	Duration	Start	Finish	Jan 1	Jan 2	Feb 1	Feb 2	Mar 1	Mar 2	Apr 1	Apr 2	May 1	May 2	Jun 1	Jun 2	Jul 1	Jul 2	Aug 1	Aug 2	Sep 1	Sep 2	Oct 1	Oct 2	Nov 1	Nov 2	Dec 1	Dec 2	Jan 1	Jan 2	Feb 1
1		TOTAL PROJECT DURATION	236 days	Wed 2/12/20	Wed 2/3/21																											
2		PRECONSTRUCTION - Duration	54 days	Wed 2/12/20	Mon 4/27/20																											
3	✓	Construction Contract Signed	2 days	Wed 2/12/20	Thu 2/13/20																											
4	✓	DESIGN REVISIONS	8 days	Fri 2/14/20	Tue 2/25/20																											
5	✓	Construction Documents - revised landscaping	8 days	Fri 2/14/20	Tue 2/25/20																											
6		PRE-CONSTRUCTION (Preparation for Permit Submission)	10 days	Wed 2/26/20	Tue 3/10/20																											
22		PERMIT	34 days	Wed 3/11/20	Mon 4/27/20																											
23		Submit Drawings to City	1 day	Wed 3/11/20	Wed 3/11/20																											
24		City Review / Comments	30 days	Thu 3/12/20	Wed 4/22/20																											
25		Permit Drawings Approved	1 day	Thu 4/23/20	Thu 4/23/20																											
26		Pick-up	2 days	Fri 4/24/20	Mon 4/27/20																											
27		CONSTRUCTION DURATION	182 days	Tue 4/28/20	Wed 2/3/21																											
28		Site - Building Pad	28 days	Tue 4/28/20	Fri 6/5/20																											
29		Stakeout property corners / limits	2 days	Tue 4/28/20	Wed 4/29/20																											
30		Call - No Cuts	1 day	Thu 4/30/20	Thu 4/30/20																											
31		Disconnect / Check existing services to site	1 day	Fri 5/1/20	Fri 5/1/20																											
32		clear site	2 days	Mon 5/4/20	Tue 5/5/20																											
33		Remove unsuitable soils	10 days	Wed 5/6/20	Tue 5/19/20																											
34		Replace with compactable fill	5 days	Wed 5/20/20	Wed 5/27/20																											
35		Compaction tests - lifts	3 days	Thu 5/28/20	Mon 6/1/20																											
36		Fill house pad	4 days	Tue 6/2/20	Fri 6/5/20																											
37		Shell	58 days	Mon 6/8/20	Thu 8/27/20																											
38		Foundation	18 days	Mon 6/8/20	Wed 7/1/20																											
39		Layout - stake offsets	1 day	Mon 6/8/20	Mon 6/8/20																											
40		Layout footers	1 day	Tue 6/9/20	Tue 6/9/20																											
41		place form boards	2 days	Wed 6/10/20	Thu 6/11/20																											
42		fill with clean sand, if need	1 day	Fri 6/12/20	Fri 6/12/20																											

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Cianci Constructon - PROPOSED CONSTRUCTION CONTRACT (Between Buyer and Builder)

Cianci Construction  
CGC1510390

ID	Task	Task Name	Duration	Start	Finish	Jan 1	Jan 2	Feb 1	Feb 2	Mar 1	Mar 2	Apr 1	Apr 2	May 1	May 2	Jun 1	Jun 2	Jul 1	Jul 2	Aug 1	Aug 2	Sep 1	Sep 2	Oct 1	Oct 2	Nov 1	Nov 2	Nov 3	Dec 1	Dec 2	Jan 1	Jan 2	Feb 1	Feb 2
43		Compaction	1 day	Mon 6/15/20	Mon 6/15/20																													
44		plumbing rough	2 days	Tue 6/16/20	Wed 6/17/20																													
45		Septic Tank - set for invert confirm	1 day	Thu 6/18/20	Thu 6/18/20																													
46		tap water and septic line, and underground electric hook up	2 days	Fri 6/19/20	Mon 6/22/20																													
47		INSPECTION - Plumbing rough	1 day	Tue 6/23/20	Tue 6/23/20																													
48		dig footings	1 day	Wed 6/24/20	Wed 6/24/20																													
49		compaction	1 day	Thu 6/25/20	Thu 6/25/20																													
50		subterranean termite treatment	1 day	Fri 6/26/20	Fri 6/26/20																													
51		prep slab	1 day	Mon 6/29/20	Mon 6/29/20																													
52		slab pour (order spot survey)	1 day	Tue 6/30/20	Tue 6/30/20																													
53		Strip forms	1 day	Wed 7/1/20	Wed 7/1/20																													
54		Walls	24 days	Thu 7/2/20	Wed 8/5/20																													
55		Load block for walls	1 day	Thu 7/2/20	Thu 7/2/20																													
56		Block walls	8 days	Mon 7/6/20	Wed 7/15/20																													
57		Form columns	2 days	Thu 7/16/20	Fri 7/17/20																													
58		Column Steel	1 day	Mon 7/20/20	Mon 7/20/20																													
59		INSPECTION - Column Steel	1 day	Tue 7/21/20	Tue 7/21/20																													
60		Form tie beams	4 days	Wed 7/22/20	Mon 7/27/20																													
61		Tie Beams Steel	2 days	Tue 7/28/20	Wed 7/29/20																													
62		INSPECTION - tie beam steel	1 day	Thu 7/30/20	Thu 7/30/20																													
63		Pour columns / filled cells	1 day	Fri 7/31/20	Fri 7/31/20																													
64		Pour Tie-beams	1 day	Mon 8/3/20	Mon 8/3/20																													
65		Strip Forms	2 days	Tue 8/4/20	Wed 8/5/20																													
66		Trusses	16 days	Thu 8/6/20	Thu 8/27/20																													
67		Frame bearing walls	1 day	Thu 8/6/20	Thu 8/6/20																													
68		INSPECTION - bearing wall	1 day	Fri 8/7/20	Fri 8/7/20																													
69		Set Steel Columns	1 day	Mon 8/10/20	Mon 8/10/20																													
70		INSPECTION - columns	1 day	Tue 8/11/20	Tue 8/11/20																													

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71		Deliver Trusses	1 day	Wed 8/12/20	Wed 8/12/20																												
72		Set trusses	3 days	Thu 8/13/20	Mon 8/17/20																												
73		INSPECTION - Truss	1 day	Tue 8/18/20	Tue 8/18/20																												
74		Truss sheathing	3 days	Wed 8/19/20	Fri 8/21/20																												
75		INSPECTION - sheathing	1 day	Mon 8/24/20	Mon 8/24/20																												
76		Roofing Dry-in	3 days	Tue 8/25/20	Thu 8/27/20																												
77		Pool (Start After Dry-in)	83 days	Fri 8/28/20	Fri 1/15/21																												
78		Stake pool location	1 day	Fri 8/28/20	Fri 8/28/20																												
79		Excavate pool	2 days	Mon 8/31/20	Tue 9/1/20																												
80		Set Forms and wire mesh	3 days	Wed 9/2/20	Fri 9/4/20																												
81		INSPECTION - Pool Steel	1 day	Tue 9/8/20	Tue 9/8/20																												
82		Pool - Plumbing Rough	3 days	Wed 9/9/20	Fri 9/11/20																												
83		Pool - Electric Rough - pool light / controls	1 day	Mon 9/14/20	Mon 9/14/20																												
84		INSPECTION - Pool Plumbing Rough	1 day	Tue 9/15/20	Tue 9/15/20																												
85		INSPECTION - Pool Electrical Rough	1 day	Wed 9/16/20	Wed 9/16/20																												
86		Pool - gunite	1 day	Thu 9/17/20	Thu 9/17/20																												
87		Pool - Backfill / Compact	1 day	Fri 9/18/20	Fri 9/18/20																												
88		Pool - Tile	2 days	Mon 9/21/20	Tue 9/22/20																												
89		Pool - Coping	3 days	Wed 9/23/20	Fri 9/25/20																												
90		Pool - Set Equipment (After Equipment Slab)	2 days	Wed 10/7/20	Thu 10/29/20																												
91		Pool - Finish (Water / Electric Operational)	1 day	Tue 1/12/21	Tue 1/12/21																												
92		Pool - Startup (Chemical / Filter Balance)	3 days	Wed 1/13/21	Fri 1/15/21																												
93		Exterior Windows and Doors	11 days	Fri 8/28/20	Mon 9/14/20																												
94		Buck openings (Start Framing)	1 day	Fri 8/28/20	Fri 8/28/20																												
95		INSPECTION - Buck	1 day	Mon 8/31/20	Mon 8/31/20																												
96		Buck Waterproofing	4 days	Tue 9/1/20	Fri 9/4/20																												
97		Exterior Windows - Install	4 days	Tue 9/8/20	Fri 9/11/20																												
98		Exterior Doors - Install	1 day	Mon 9/14/20	Mon 9/14/20																												

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ID	Task	Task Name	Duration	Start	Finish	Jan 1	Jan 2	Feb 1	Feb 2	Mar 1	Mar 2	Apr 1	Apr 2	May 1	May 2	Jun 1	Jun 2	Jul 1	Jul 2	Aug 1	Aug 2	Sep 1	Sep 2	Oct 1	Oct 2	Nov 1	Nov 2	Dec 1	Dec 2	Jan 1	Jan 2	Feb 1	Feb 2
99		<b>Framing</b>	<b>5 days</b>	<b>Tue 9/8/20</b>	<b>Mon 9/14/20</b>																												
100		Framing Start / Complete	1 day	Tue 9/8/20	Tue 9/8/20																												
101		install pocket doors (where applicable)	1 day	Wed 9/9/20	Wed 9/9/20																												
102		locate and cut roof penetrations for plumbing stacks, a/c, flashing	1 day	Thu 9/10/20	Thu 9/10/20																												
103		dry in lead shields (plumbing vents)	1 day	Fri 9/11/20	Fri 9/11/20																												
104		flash all valleys, a/c and any other penetrations through roof	1 day	Mon 9/14/20	Mon 9/14/20																												
105		<b>Rough-ins</b>	<b>6 days</b>	<b>Tue 9/15/20</b>	<b>Tue 9/22/20</b>																												
106		Mechanical rough - ins (HVAC)	1 day	Tue 9/15/20	Tue 9/15/20																												
107		Electrical Rough-in	1 day	Wed 9/16/20	Wed 9/16/20																												
108		Plumbing Rough-in	1 day	Thu 9/17/20	Thu 9/17/20																												
109		Low Voltage Rough-in	1 day	Fri 9/18/20	Fri 9/18/20																												
110		M/E/P Roof Penetrations - Locate and cut plumbing stacks, a/c, flashing	1 day	Mon 9/21/20	Mon 9/21/20																												
111		INSPECTION - Mechanical Rough	1 day	Tue 9/22/20	Tue 9/22/20																												
112		INSPECTION - Plumbing rough	1 day	Tue 9/22/20	Tue 9/22/20																												
113		INSPECTION - Electrical Rough	1 day	Tue 9/22/20	Tue 9/22/20																												
114		INSPECTION - Low Voltage	1 day	Tue 9/22/20	Tue 9/22/20																												
115		<b>Rough-in Check for Inspection</b>	<b>1 day</b>	<b>Wed 9/23/20</b>	<b>Wed 9/23/20</b>																												
116		install all firestops, draftstops, code itmes	1 day	Wed 9/23/20	Wed 9/23/20																												
117		copper, electrical, pluming protection	1 day	Wed 9/23/20	Wed 9/23/20																												
118		foam all interior wall penetrations	1 day	Wed 9/23/20	Wed 9/23/20																												
119		INSPECTION - Framing	1 day	Thu 9/24/20	Thu 9/24/20																												
120		<b>Exterior Building</b>	<b>9 days</b>	<b>Fri 8/28/20</b>	<b>Fri 10/9/20</b>																												
121		INSPECTION - Roofing - Tin Tag	1 day	Fri 8/28/20	Fri 8/28/20																												
122		Stucco - wire lathe exterior ceilings	5 days	Mon 8/31/20	Fri 9/4/20																												
123		Roofing - hot mop	2 days	Tue 9/8/20	Wed 9/9/20																												
124		Stucco	10 days	Thu 9/10/20	Wed 9/23/20																												

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125		Paint - Exterior - 1st coat	3 days	Thu 9/24/20	Mon 9/28/20																												
126		Roofing - install Tile	5 days	Tue 9/29/20	Mon 10/5/20																												
127		INSPECTION - Tile In Progress	1 day	Tue 10/6/20	Tue 10/6/20																												
128		Roofing - complete tile installation	2 days	Wed 10/7/20	Thu 10/8/20																												
129		INSPECTION - Final Roof	1 day	Fri 10/9/20	Fri 10/9/20																												
130		INSPECTION - window and door	1 day	Tue 9/15/20	Tue 9/15/20																												
131		Interior (Cont'd)	25 days	Fri 9/25/20	Fri 10/30/20																												
132		Insulation	1 day	Fri 9/25/20	Fri 9/25/20																												
133		INSPECTION -Insulation	1 day	Mon 9/28/20	Mon 9/28/20																												
134		Drywall - hang	1 day	Tue 9/29/20	Tue 9/29/20																												
135		INSPECTION - drywall screw	1 day	Wed 9/30/20	Wed 9/30/20																												
136		Drywall - corner beading / tape / sanding	1 day	Thu 10/1/20	Thu 10/1/20																												
137		Paint - prime 1st coat	1 day	Fri 10/2/20	Fri 10/2/20																												
138		Garage Doors - Install	2 days	Mon 10/5/20	Tue 10/6/20																												
139		INSPECTION - Garage Door	1 day	Wed 10/7/20	Wed 10/7/20																												
140		Flooring - Bath floor	5 days	Mon 10/5/20	Fri 10/9/20																												
141		Interior Doors Baths - install	2 days	Tue 10/13/20	Wed 10/14/20																												
142		Wall tile Baths - install	5 days	Thu 10/15/20	Wed 10/21/20																												
143		Flooring - Main Areas- install	15 days	Mon 10/5/20	Mon 10/26/20																												
144		Flooring - wood / laminate - install	1 day	Tue 10/20/20	Tue 10/27/20																												
145		Interior Doors Main - install	3 days	Wed 10/21/20	Fri 10/30/20																												
146		Cabinets / Countertops	34 days	Tue 10/13/20	Mon 12/7/20																												
147		Bath Cabinets - install base	1 day	Tue 10/13/20	Tue 10/13/20																												
148		Countertops - Template Baths	1 day	Wed 10/14/20	Wed 10/14/20																												
149		FABRICATION - Countertops Baths	5 days	Thu 10/15/20	Wed 11/4/20																												
150		Countertops Bath vanities - install	1 day	Thu 11/5/20	Thu 11/5/20																												
151		Kitchen / Laundry Cabinets - install base upper	4 days	Tue 10/27/20	Fri 10/30/20																												
152		Countertops - Template Kitchen / Laundry	1 day	Mon 11/2/20	Mon 11/2/20																												

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153		FABRICATION - Countertops kitchen / Laundry	15 days	Tue 11/3/20	Tue 12/1/20																												
154		Countertops Main - install	3 days	Wed 12/2/20	Fri 12/4/20																												
155		Backsplashes / wall tile - install	1 day	Mon 12/7/20	Mon 12/7/20																												
156		Interior Details	49 days	Wed 10/14/20	Tue 1/12/21																												
157		Base and trim - install on finished floor	4 days	Tue 12/8/20	Fri 12/11/20																												
158		Wall tile Main Areas	4 days	Mon 12/14/20	Thu 12/17/20																												
159		Shower and tub door / enclosure - install	2 days	Tue 12/8/20	Wed 12/9/20																												
160		Closet Shelving - install	2 days	Wed 10/14/20	Thu 10/15/20																												
161		Mirrors	1 day	Thu 12/10/20	Thu 12/10/20																												
162		Paint / Stain - 2nd Coat (First Final)	3 days	Fri 12/18/20	Tue 1/5/21																												
163		Carpet installation	1 day	Wed 1/6/21	Wed 1/6/21																												
164		Door hardware and trim	1 day	Thu 1/7/21	Thu 1/7/21																												
165		Appliances - Install	2 days	Thu 1/7/21	Fri 1/8/21																												
166		Bathroom hardware	1 day	Thu 1/7/21	Thu 1/7/21																												
167		Paint / Stain - 3rd Coat final w/ touch-up	3 days	Fri 1/8/21	Tue 1/12/21																												
168		Exterior Flat work (Occurs at same time as cabinets)	55 days	Tue 10/6/20	Wed 1/13/21																												
169		Sleeving for u/g work	2 days	Tue 10/6/20	Wed 10/7/20																												
170		Covered patio deck	5 days	Thu 10/8/20	Thu 10/15/20																												
171		Front entry walk / Driveway	4 days	Fri 10/6/20	Wed 10/21/20																												
172		Exterior Pads - Form - A/C, Ext Doors, Pool	2 days	Thu 10/22/20	Fri 10/23/20																												
173		Exterior Pads - Pour	2 days	Mon 10/26/20	Tue 10/27/20																												
174		Pool Equipment Electrical	2 days	Wed 10/28/20	Thu 10/29/20																												
175		Railing or Screen Enclosure - install	3 days	Fri 10/30/20	Tue 11/3/20																												
176		INSPECTION - Special Structural	1 day	Wed 11/4/20	Wed 11/4/20																												
177		Set HVAC Equipment	1 day	Mon 10/26/20	Mon 10/26/20																												
178		Activate / Test HVAC Equipment	2 days	Tue 1/12/21	Wed 1/13/21																												
179		Finals	6 days	Wed 1/6/21	Wed 1/13/21																												

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







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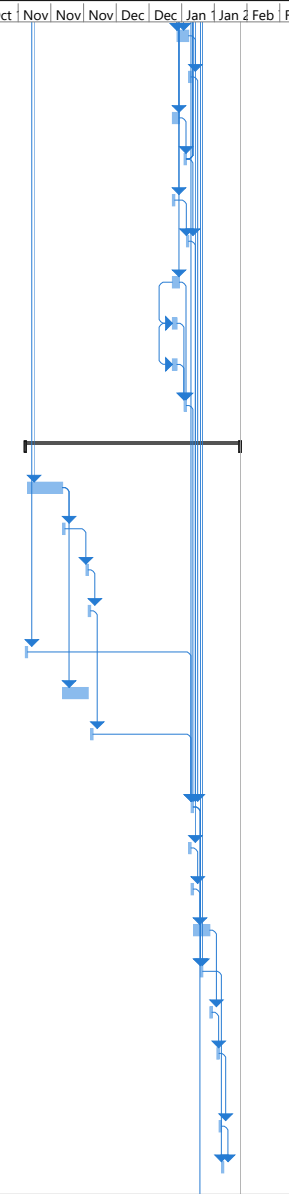
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180			Plumbing Trim - install	3 days	Fri 1/8/21	Tue 1/12/21																											
181			INSPECTION - Final plumbing	1 day	Wed 1/13/21	Wed 1/13/21																											
182			Electrical Trim - install (Coverplates)	3 days	Wed 1/6/21	Fri 1/8/21																											
183			INSPECTION - Final electrical	1 day	Mon 1/11/21	Mon 1/11/21																											
184			HVAC Trim - install (Grilles)	1 day	Wed 1/6/21	Wed 1/6/21																											
185			INSPECTION - Final HVAC	1 day	Tue 1/12/21	Tue 1/12/21																											
186			Low Voltage Trim - install (TV, Tele, Covers)	3 days	Wed 1/6/21	Fri 1/8/21																											
187			Security system - install	2 days	Wed 1/6/21	Thu 1/7/21																											
188			Music system - speakers	2 days	Wed 1/6/21	Thu 1/7/21																											
189			INSPECTION - Final low voltage	1 day	Mon 1/11/21	Mon 1/11/21																											
190			Exterior	50 days	Wed 11/4/20	Wed 2/3/21																											
191			Landscaping	10 days	Thu 11/5/20	Thu 11/19/20																											
192			Final grade stakes	1 day	Fri 11/20/20	Fri 11/20/20																											
193			grade lot	1 day	Mon 11/30/20	Mon 11/30/20																											
194			irrigation	1 day	Tue 12/1/20	Tue 12/1/20																											
195			Mailbox - Install	1 day	Wed 11/4/20	Wed 11/4/20																											
196			Gutters	2 days	Fri 11/20/20	Mon 11/30/20																											
197			INSPECTION - Final irrigation (Activates system)	1 day	Wed 12/2/20	Wed 12/2/20																											
198			INSPECTION - Final zoning	1 day	Thu 1/14/21	Thu 1/14/21																											
199			inspect and punch list	1 day	Wed 1/13/21	Wed 1/13/21																											
200			caulk windows inside and out	1 day	Thu 1/14/21	Thu 1/14/21																											
201			punchout - patch, correct, adjust	5 days	Fri 1/15/21	Thu 1/21/21																											
202			C.O. inspection (Certificate of occupancy)	1 day	Mon 1/18/21	Mon 1/18/21																											
203			Exterior clean up - Final	1 day	Fri 1/22/21	Fri 1/22/21																											
204			Interior cleanup - Final (screens, windows, grilles, etc.)	1 day	Mon 1/25/21	Mon 1/25/21																											
205			Walk through - Final	1 day	Tue 1/26/21	Tue 1/26/21																											
206			Move-In	1 day	Wed 1/27/21	Wed 1/27/21																											

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Cianci Construction  
CGC1510390

ID	Task	Task Name	Duration	Start	Finish	Jan 1	Jan 2	Feb 1	Feb 2	Mar 1	Mar 2	Apr 1	Apr 2	May 1	May 2	Jun 1	Jun 2	Jul 1	Jul 2	Aug 1	Aug 2	Sep 1	Sep 2	Oct 1	Oct 2	Nov 1	Nov 2	Nov 3	Dec 1	Dec 2	Jan 1	Jan 2	Feb 1
207		Closeout	14 days	Fri 1/15/21	Wed 2/3/21																												
208		Documents	14 days	Fri 1/15/21	Wed 2/3/21																												
209																																	
210		SELECTIONS - PROCUREMENT	209 days	Tue 2/25/20	Fri 1/8/21																												
211		PROCUREMENT	207 days	Tue 2/25/20	Thu 1/7/21																												
212		02 - SITEWORK (Procurement)	171 days	Mon 3/23/20	Tue 12/1/20																												
217		03 - CONCRETE (Procurement)	30 days	Wed 8/26/20	Thu 10/8/20																												
219		04 - MASONRY (Procurement)	62 days	Wed 6/3/20	Mon 8/31/20																												
222		05 - METALS (Procurement)	30 days	Thu 9/17/20	Fri 10/30/20																												
224		06 - WOODWORK (Procurement)	114 days	Thu 6/18/20	Tue 12/8/20																												
228		07 - THERMAL / MOISTURE (Procurement)	156 days	Thu 4/9/20	Fri 11/20/20																												
232		08 - DOORS / WINDOWS (Procurement)	172 days	Tue 2/25/20	Wed 10/28/20																												
237		09 - FINISHES (Procurement)	150 days	Thu 3/12/20	Wed 10/14/20																												
246		10 - SPECIALTIES (Procurement)	105 days	Mon 7/20/20	Thu 1/7/21																												
252		11 - EQUIPMENT (Procurement)	120 days	Fri 6/26/20	Thu 1/7/21																												
254		13 - SPECIAL CONSTRUCTION (Procurement)	120 days	Wed 3/11/20	Fri 8/28/20																												
256		15 - PLUMBING / MECHANICAL (Procurement)	122 days	Thu 3/26/20	Thu 8/17/20																												
260		16 - ELECTRICAL (Procurement)	14 days	Thu 12/3/20	Wed 1/6/21																												
267		SELECTIONS	209 days	Tue 2/25/20	Fri 1/8/21																												
268		02 - SELECTIONS - SITEWORK	155 days	Tue 3/3/20	Fri 10/9/20																												
269		02-215 Fill / pad areas	14 days	Tue 3/3/20	Mon 3/23/20																												
270		02-500 Pavers and Surfacing Exterior	14 days	Thu 8/13/20	Wed 9/2/20																												
271		02-810 Irrigation locations	14 days	Mon 9/21/20	Fri 10/9/20																												
272		02-900 Landscaping	14 days	Mon 4/27/20	Fri 5/15/20																												
273		03 - CONCRETE	14 days	Thu 8/6/20	Wed 8/26/20																												
274		03-300 Cast-in Place Concrete	14 days	Thu 8/6/20	Wed 8/26/20																												
275		04 - SELECTIONS - MASONRY	16 days	Wed 5/13/20	Fri 6/5/20																												
276		04-100 Built-in BBQ Details	14 days	Wed 5/13/20	Wed 6/3/20																												

Project: Mejia\_Const-Schedule  
Contract Date: 02/13/20  
Run Date: Tue 5/19/20

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress

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Cianci Constructon - PROPOSED CONSTRUCTION CONTRACT (Between Buyer and Builder)

Cianci Construction  
CGC1510390

ID	Task	Task Name	Duration	Start	Finish	Jan 1	Jan 2	Feb 1	Feb 2	Mar 1	Mar 2	Apr 1	Apr 2	May 1	May 2	Jun 1	Jun 2	Jul 1	Jul 2	Aug 1	Aug 2	Sep 1	Sep 2	Oct 1	Oct 2	Nov 1	Nov 2	Dec 1	Dec 2	Jan 1	Jan 2	Feb 1	Feb 2
277		04-450 Stone Veneer	14 days	Fri 5/15/20	Fri 6/5/20																												
278		05 - SELECTIONS - METALS	14 days	Thu 8/27/20	Thu 9/17/20																												
279		05-710 Pool Railing	14 days	Thu 8/27/20	Thu 9/17/20																												
280		06 - SELECTIONS - WOODWORK	142 days	Fri 5/29/20	Fri 1/8/21																												
281		06-222 Exterior Millwork Ceiling	14 days	Mon 6/29/20	Mon 7/20/20																												
282		06-450 Interior Trim and Mouldings	14 days	Tue 12/8/20	Fri 1/8/21																												
283		06-500 Cabinetry	14 days	Fri 5/29/20	Thu 6/18/20																												
284		07 - SELECTIONS - THERMAL / MOISTURE PROTECTION	140 days	Fri 3/20/20	Wed 10/7/20																												
285		07-200 Insulation	14 days	Fri 7/24/20	Thu 8/13/20																												
286		07-300 Roofing	14 days	Fri 3/20/20	Thu 4/9/20																												
287		07-630 Gutters	14 days	Thu 9/17/20	Wed 10/7/20																												
288		08 - SELECTIONS - DOORS / WINDOWS	96 days	Tue 2/25/20	Fri 7/10/20																												
289		08-200 Interior Doors	14 days	Mon 6/1/20	Fri 6/19/20																												
290		08-360 Garage Doors	14 days	Fri 6/19/20	Fri 7/10/20																												
291		08-400 Exterior Doors and Windows	14 days	Tue 2/25/20	Fri 6/25/20																												
292		08-710 Finish Hardware	14 days	Fri 4/17/20	Thu 5/7/20																												
293		09 - SELECTIONS - FINISHES	109 days	Tue 2/25/20	Wed 7/29/20																												
294		09-200 Stucco - Textures	14 days	Thu 7/9/20	Wed 7/29/20																												
295		09-250 Drywall - type	14 days	Mon 6/15/20	Mon 7/6/20																												
296		09-320 Flooring	14 days	Thu 3/26/20	Wed 4/15/20																												
297		09-400 Countertops	14 days	Fri 4/3/20	Thu 4/23/20																												
298		09-450 Exterior Wall Stone	14 days	Tue 2/25/20	Fri 3/13/20																												
299		09-910 Exterior Paint	14 days	Wed 6/10/20	Tue 6/30/20																												
300		09-920 Interior Paint	14 days	Thu 6/18/20	Thu 7/9/20																												
301		09-930 Staining (If any)	14 days	Thu 6/18/20	Thu 7/9/20																												
302		10 - SELECTIONS - SPECIALTIES	79 days	Mon 6/29/20	Wed 10/21/20																												

Project: Mejia\_Const-Schedule  
Contract Date: 02/13/20  
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Manual Summary Rollup

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Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress

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Cianci Constructon - PROPOSED CONSTRUCTION CONTRACT (Between Buyer and Builder)

Cianci Construction  
CGC1510390

ID	Task	Task Name	Duration	Start	Finish	Jan 1	Jan 2	Feb 1	Feb 2	Mar 1	Mar 2	Apr 1	Apr 2	May 1	May 2	Jun 1	Jun 2	Jul 1	Jul 2	Aug 1	Aug 2	Sep 1	Sep 2	Oct 1	Oct 2	Nov 1	Nov 2	Nov 3	Dec 1	Dec 2	Jan 1	Jan 2	Feb 1
303		10-150 Shower Enclosures	14 days	Thu 7/2/20	Thu 7/23/20																												
304		10-500 Mirrors	14 days	Wed 9/30/20	Wed 10/21/20																												
305		10-550 Mailbox	14 days	Tue 9/1/20	Tue 9/22/20																												
306		10-670 Shelving	14 days	Mon 6/29/20	Mon 7/20/20																												
307		10-820 Bath Accessories	14 days	Tue 7/21/20	Mon 8/10/20																												
308		11 - SELECTIONS - EQUIPMENT	14 days	Mon 6/8/20	Fri 6/26/20																												
309		11-100 Appliances	14 days	Mon 6/8/20	Fri 6/26/20																												
310		13 - SELECTIONS - SPECIAL CONSTRUCTION	14 days	Tue 2/25/20	Fri 3/13/20																												
311		13-152 Swimming Pool	14 days	Tue 2/25/20	Fri 3/13/20																												
312		15 - SELECTIONS - PLUMBING / MECHANICAL	46 days	Fri 3/6/20	Mon 5/11/20																												
313		15-410 Plumbing Fixtures	14 days	Tue 3/10/20	Mon 3/30/20																												
314		15-422 Gas Piping? Appliances, generator	14 days	Tue 4/21/20	Mon 5/11/20																												
315		15-500 HVAC - SEER, type, HEPA Filter	14 days	Fri 3/6/20	Thu 3/26/20																												
316		16 - SELECTIONS - ELECTRICAL	14 days	Thu 11/5/20	Thu 12/3/20																												
317		16-510 Interior Electrical Fixtures	14 days	Thu 11/5/20	Thu 12/3/20																												
318		16-512 Ceiling Fans	14 days	Thu 11/5/20	Thu 12/3/20																												
319		16-520 Exterior Lighting Fixtures	14 days	Thu 11/5/20	Thu 12/3/20																												
320		16-525 Landscape Lighting	14 days	Thu 11/5/20	Thu 12/3/20																												
321		16-700 Communications - Low Voltage	14 days	Thu 11/5/20	Thu 12/3/20																												
322		16-780 Security System	14 days	Thu 11/5/20	Thu 12/3/20																												

Project: Mejia\_Const-Schedule  
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Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress

Bruce Cianci, As its Pres

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Cianci Construction

Job #: 14-0174 Fazio Residence  
3467 Derby Lane  
Weston, Florida 33331  
954-693-7305

## Construction - Current Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
<b>Civil</b>					
C-1	Site Grading & Drainage Plan (Updated Elevation Marks / Gutter Ties in)	7	07/11/2016	07/11/2017	Construction (08/05/16)
C-2	Drainage Details	2	07/11/2016	07/11/2017	Construction (08/05/16)
<b>Landscape</b>					
L-1.0	TREE DISPOSITION SITE PLAN	6	07/05/2016	07/05/2016	Progress - LA
L-1.0 HOA	TREE DISPOSITION PLAN	2	06/24/2015	06/24/2015	HOA Submit 06/24/15 (06/24/15)
L-1.1	TREE & PALMS CANOPY PLAN	10	01/16/2017	01/16/2017	Progress - LA
L-1.1 HOA	LANDSCAPE PLAN	2	06/24/2015	06/24/2015	HOA Submit 06/24/15 (06/24/15)
L-1.2	SHRUBS & GROUND COVER PLAN	9	01/16/2017	01/16/2017	Progress - LA
L-1.2 HOA	LANDSCAPE PLAN	3	06/24/2015	06/24/2015	HOA Submit 06/24/15 (06/24/15)
L-1.3	PLANTINGS IMAGES	2	07/05/2016	07/05/2016	Progress - LA
L-1.3 HOA	PLANTINGS IMAGES	2	06/24/2015	06/24/2015	HOA Submit 06/24/15 (06/24/15)
L-1.4	PLANTING & TRANSPLANTING DETAILS	2	07/05/2016	07/05/2016	Progress - LA
L-1.4 HOA	PLANTING & TRANSPLANTING DETAILS	2	06/24/2015	06/24/2015	HOA Submit 06/24/15 (06/24/15)
L-2.0	HARDSCAPE PLAN	5	01/16/2017	01/16/2017	Progress - LA
L-2.0 HOA	HARDSCAPE PLAN	2	06/24/2015	06/24/2015	HOA Submit 06/24/15 (06/24/15)
L-2.1	HARDSCAPE DETAILS	3	07/05/2016	07/05/2016	Progress - LA
L-2.1 HOA	HARDSCAPE DETAILS	2	06/24/2015	06/24/2015	HOA Submit 06/24/15 (06/24/15)
L-2.2	BACKYARD & POOL SECTIONS	6	07/05/2016	07/05/2016	Progress - LA
L-2.2 HOA	BACKYARD & POOL SECTIONS	1	06/24/2015	06/24/2015	HOA Submit 06/24/15 (06/24/15)
L-3.0	LIGHTING PLAN	5	07/05/2016	07/05/2016	Progress - LA
L-3.0 HOA	LIGHTING PLAN	2	06/24/2015	06/24/2015	HOA Submit 06/24/15 (06/24/15)
L-3.1	LANDSCAPE LIGHTING SPECS	1	07/05/2016	07/05/2016	Progress - LA
L-3.1 HOA	LANDSCAPE LIGHTING SPECS	2	06/24/2015	06/24/2015	HOA Submit 06/24/15 (06/24/15)
L-4.0	IRRIGATION PLAN	1	07/05/2016	07/05/2016	Progress - LA
L-4.0 HOA	IRRIGATION PLAN	0	04/07/2015	04/08/2015	HOA Submit - 001 (04/08/15)
<b>Structural</b>					
S-0L	Foundation Plan - Left	11	10/26/2016	10/26/2016	Progress - S
S-0R	Foundation Plan - Right	11	06/15/2016	06/16/2016	Progress - S
S-1L	1st Fl Left - Beams and Roof	9	02/05/2016	02/05/2016	Progress - S
S-1R	1st Fl Right - Beams and Roof	8	02/05/2016	02/05/2016	Progress - S
S-2	Loft - Columns Beams Roof	3	10/26/2016	10/26/2016	Progress - S
S-D1	Notes, Details, Schedules	6	02/05/2016	02/05/2016	Progress - S
S-D2	Hardscape	2	07/11/2016	07/11/2016	Progress - S
S-D3	Pool / Exterior Details	1	10/17/2016	10/17/2016	Progress - S
S-D4	Rear Walk	0	05/22/2017	05/22/2017	Progress - S

Bruce Cianci, AS Its Pres

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Cianci Construction

Job #: 14-0174 Fazio Residence  
 3467 Derby Lane  
 Weston, Florida 33331  
 954-693-7305

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
<b>Architectural</b>					
A-0.01	Cover Sheet	4	07/11/2016	07/11/2016	Progress - ARCH
A-0.02	SITE PLAN	12	07/26/2016	07/28/2016	Progress - ARCH
A-0.03	GENERAL NOTES	1	07/15/2015	07/15/2015	Progress - ARCH
A-0.04	DRIVEWAY ENTRANCE BOLLARD DETAILS	7	07/26/2016	07/28/2016	Progress - ARCH
A-0.05	SITE - GARDEN FOLLY WALL AND GATE	2	07/26/2016	07/28/2016	Progress - ARCH
A-0.06	GARDEN FOLLY DETAILS	1	07/26/2016	07/28/2016	Progress - ARCH
A-1.00	SITE PLAN DEMOLITION	3	07/15/2015	07/15/2015	Progress - ARCH
A-1.01	DEMO - First Floor Plan West	2	07/15/2015	07/15/2015	Progress - ARCH
A-1.02	DEMO - First Floor Plan East / 2nd Floor Plan	2	07/15/2015	07/15/2015	Progress - ARCH
A-1.03	NORTH & SOUTH ELEVATION DEMOLITION PLAN	2	07/15/2015	07/15/2015	Progress - ARCH
A-1.04	EAST & WEST ELEVATION DEMOLITION PLAN	2	07/15/2015	07/15/2015	Progress - ARCH
A-2.01	PARTIAL FIRST FLOOR PLAN - LEFT	21	07/26/2016	07/28/2016	Progress - ARCH
A-2.01.1	MEZZANINE / CATWALK FLOOR PLAN	1	01/27/2016	01/27/2016	Progress - ARCH
A-2.01P	PARTIAL PLAN W/ PLUMBING LAYOUTS	0	10/20/2015	10/21/2015	Progress - ARCH
A-2.02	PARTIAL FIRST FLOOR PLAN - RIGHT	19	07/26/2016	07/28/2016	Progress - ARCH
A-2.03	SECOND FLOOR LOFT PLAN	14	07/26/2016	07/28/2016	Progress - ARCH
A-2.04	INTERIOR / EXTERIOR - WINDOW & DOOR SCHEDULE	9	07/26/2016	07/28/2016	Progress - ARCH
A-2.05	GENERAL NOTES - WALL TYPES & WINDOW BUCK SILL DETAILS	2	07/26/2016	07/28/2016	Progress - ARCH
A-2.05A	WINDOW SECTIONS / DETAILS	0	10/20/2015	10/21/2015	Progress - ARCH
A-2.06	ROOF FRAMING PLAN	6	07/26/2016	07/28/2016	Progress - ARCH
A-2.07	Exterior Soffit and Ceiling Plan - Typical Outlooker Detail	0	07/28/2016	07/28/2016	Progress - ARCH
A-2.08	ROOF PLAN	2	07/26/2016	07/28/2016	Progress - ARCH
A-2.09	UPPER ROOF FRAMING PLAN LOFT	0	12/08/2015	12/08/2015	Progress - ARCH
A-3.01	NORTH AND SOUTH ELEVATIONS	14	07/26/2016	07/28/2016	Progress - ARCH
A-3.02	EAST AND WEST ELEVATIONS / EAST CROSS SECTION	6	07/26/2016	07/28/2016	Progress - ARCH
A-3.03	ELEVATION SECTIONS	1	07/26/2016	07/28/2016	Progress - ARCH
A-3.04	ELEVATION SECTIONS	5	07/26/2016	07/28/2016	Progress - ARCH
A-3.05	ELEVATION SECTIONS	3	07/26/2016	07/28/2016	Progress - ARCH
A-3.06	WALL DETAILS	3	07/26/2016	07/28/2016	Progress - ARCH
A-3.07	COLUMNS AND MOTORIZED SCREEN DETAIL	2	07/26/2016	07/28/2016	Progress - ARCH
A-3.08	SECTIONS	2	07/26/2016	07/28/2016	Progress - ARCH
A-3.09	SECTIONS - BBQ PAVILION	2	07/26/2016	07/28/2016	Progress - ARCH
A-3.10	SECTIONS - BBQ CHIMNEY / STEM WALL	1	07/26/2016	07/28/2016	Progress - ARCH
A-3.11	LOGGIA DETAILING	3	07/26/2016	07/28/2016	Progress - ARCH
A-3.11A	Chimney Details	0	10/20/2015	10/21/2015	Progress - ARCH
A-3.12	BUILDING SECTIONS REAR LOGGIA 116 / BBQ / GUEST BR	2	07/26/2016	07/28/2016	Progress - ARCH
A-3.13	SECTION	4	07/26/2016	07/28/2016	Progress - ARCH
A-3.14	Bruce Cianci Asst. Pres	0	07/26/2016	07/28/2016	Progress - ARCH

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Bruce Cianci

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Cianci Construction

Job #: 14-0174 Fazio Residence  
 3467 Derby Lane  
 Weston, Florida 33331  
 954-693-7305

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
A-3.15	DETAILS	1	07/26/2016	07/28/2016	Progress - ARCH
A-3.16	DETAILS	1	07/26/2016	07/28/2016	Progress - ARCH
A-3.17	DETAILS	1	07/26/2016	07/28/2016	Progress - ARCH
A-3.18	DETAILS	1	07/26/2016	07/28/2016	Progress - ARCH
A-3.19	GARAGE FRONT DETAILS	1	07/26/2016	07/28/2016	Progress - ARCH
A-3.20	SECTIONS	0	07/26/2016	07/28/2016	Progress - ARCH
A-3.21	STAIRS PLAN	0	07/26/2016	07/28/2016	Progress - ARCH
A-4.00	PARTIAL REFLECTED CEILING PLAN	1	07/15/2015	07/15/2015	Progress - ARCH
A-4.01	PARTIAL REFLECTED CEILING PLAN	1	07/15/2015	07/15/2015	Progress - ARCH
A-4.02	2nd FL / MECH LOFT PLAN	0	07/15/2015	07/15/2015	Progress - ARCH
A-XXX	DETAILS	0	01/20/2016	01/20/2016	Progress - ARCH
<b>Plumbing</b>					
P-1.01	PLUMBING NOTES & DETAILS	6	07/12/2016	07/12/2016	Progress - MEP
P-1.02	PIPING ISOMETRICS	6	07/12/2016	07/12/2016	Progress - MEP
P-2.01	SANITARY PIPING FLOOR PLAN - 1ST LEVEL	6	07/12/2016	07/12/2016	Progress - MEP
P-3.01	POTABLE WATER PIPING FLOOR PLAN - 1ST LEVEL	6	07/12/2016	07/12/2016	Progress - MEP
P-4.01	GAS PIPING FLOOR PLAN - 1ST LEVEL	6	07/12/2016	07/12/2016	Progress - MEP
<b>Electrical As-Builts</b>					
E-1.01	SPECIFICATIONS, NOTES, RISER & DETAILS	8	07/12/2016	07/12/2016	Progress - MEP
E-1.02	PANEL SCHEDULES	7	07/12/2016	07/12/2016	Progress - MEP
E-2.01	POWER FLOOR PLAN - 1ST LEVEL	8	07/12/2016	07/12/2016	Progress - MEP
E-2.02	POWER FLOOR PLAN - 2ND LEVEL	8	07/12/2016	07/12/2016	Progress - MEP
E-3.01	POWER LIGHTING PLAN - 1ST LEVEL	8	07/12/2016	07/12/2016	Progress - MEP
E-3.02	POWER LIGHTING PLAN - 2ND LEVEL	8	07/12/2016	07/12/2016	Progress - MEP
E-4.01	POWER & LIGHTING SITE PLAN	3	07/12/2016	07/12/2016	Progress - MEP
<b>Mechanical</b>					
M-1.01	HVAC NOTES AND DETAILS	1	07/12/2016	07/12/2016	Progress - MEP
M-2.01	HVAC FLOOR PLAN - 1ST LEVEL	9	07/12/2016	07/12/2016	Progress - MEP
M-2.02	HVAC FLOOR PLAN - 2ND LEVEL	9	07/12/2016	07/12/2016	Progress - MEP
M101A	HVAC NOTES AND DETAILS - Terminal Locates	0	05/18/2016	05/18/2016	Progress - MEP
M201A	HVAC FLOOR PLAN - 1ST LEVEL - Terminal Locates	0	05/18/2016	05/18/2016	Progress - MEP
M202A	HVAC FLOOR PLAN - 2ND LEVEL - Terminal Locates	0	05/18/2016	05/18/2016	Progress - MEP
<b>Equipment</b>					
EQ-1.01	EQUIPMENT SCHEDULE	2	10/27/2015	11/27/2015	Progress - MEP
EQ-2.01	EQUIPMENT FLOOR PLAN - 1ST LEVEL	1	10/27/2015	11/27/2015	Progress - MEP
EQ-2.02	EQUIPMENT FLOOR PLAN - 2ND LEVEL	1	10/27/2015	11/27/2015	Progress - MEP
<b>Interior Architect</b>					
599id-CL01F	Reflected Ceiling Plan - 1st and 2nd Floor	0	04/05/2017	04/06/2017	Progress - INT ARCH
599id-DR#s-A	Door Schedules - 1st & 2nd floor	0	02/25/2016	02/25/2016	Progress - INT ARCH
599id-EL01S	Mbath - Floor Plan, RCP, and Elevations	0	06/04/2017	06/05/2017	Progress - INT ARCH

Signed by:

Bruce Cianci, Vice President

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## Cianci Constructon - PROPOSED CONSTRUCTION CONTRACT (Between Buyer and Builder)

Printed on Tue May 19, 2020 at 01:09 pm EDT



Cianci Construction

Job #: 14-0174 Fazio Residence  
 3467 Derby Lane  
 Weston, Florida 33331  
 954-693-7305

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
599id-EL02I	Dining 117 - Elevations -Concept	0	11/21/2016	11/21/2016	Progress - INT ARCH
599id-EL03J	Study - Plan & Elevations	0	03/07/2017	03/07/2017	Progress - INT ARCH
599id-EL04B	Guest Bath #5 (Rm 153) - Plan & Elevations - Design Intent	0	10/26/2016	10/26/2016	Progress - INT ARCH
599id-EL05C	Cabana/ Guest Bath 129 - Plans & Elevations Design Intent	0	07/21/2016	07/21/2016	Progress - INT ARCH
599id-EL06P	Kitchen/ Breakfast - Floor plan, RCP & Elevations	0	03/14/2017	03/14/2017	Progress - INT ARCH
599id-EL07K	Family Room - Plans & Elevations - Proposal	0	11/21/2016	11/21/2016	Progress - INT ARCH
599id-EL08C	Front to Rear - Plan / Elevation / Section - Proposed	0	11/21/2016	11/21/2016	Progress - INT ARCH
599id-EL09A	Gallery - Elevations & Section - Proposed	0	08/10/2015	08/10/2015	Progress - INT ARCH
599id-EL10C	Stairwell - Plans & Elevations - Proposed	0	08/10/2015	08/10/2015	Progress - INT ARCH
599id-EL11E	Master Bedroom - Plan & Elevations	1	11/21/2016	11/21/2016	Progress - INT ARCH
599id-EL12J	Wine Room & Laundry Room - Proposed Plans and Elevations	0	11/21/2016	11/21/2016	Progress - INT ARCH
599id-EL13J	Powder Room 147 - Plans & Elevations - Design Intent	0	01/13/2017	01/13/2017	Progress - INT ARCH
599id-EL14G	Guest Baths 3-4 136 & 141 Plans & Elevations Design Intent	0	07/21/2016	07/21/2016	Progress - INT ARCH
599id-EL15M	Master Closet - Floor Plan, RCP & Elevations	0	07/19/2017	07/19/2017	Progress - INT ARCH
599id-EL16D	Loft - Key Plan & Elevations	0	07/18/2017	07/18/2017	Progress - INT ARCH
599id-EL17B	Exercise Room - Plans & Elevations	0	11/21/2016	11/21/2016	Progress - INT ARCH
599id-EL18E	Loft Bath 202 - Plan and Elevations	0	11/21/2016	11/21/2016	Progress - INT ARCH
599id-EL19	Wine Room - Plan and Elevations - Proposed	0	03/03/2017	03/03/2017	Progress - INT ARCH
599id-EL20A	Guest Closet 2 Floor Plan & Elevations	0	08/23/2017	08/23/2017	Progress - INT ARCH
599id-EL21A	Guest Closet 3 - Floor Plan & Elevations	A	08/23/2017	08/23/2017	Progress - INT ARCH
599id-EL22A	Guest Closet 4 Floor Plan & Elevations	0	08/23/2017	08/23/2017	Progress - INT ARCH
599id-EL23B	Pantry - Plans and Elevations	0	09/03/2017	09/04/2017	Progress - INT ARCH
599id-EX01F	Exterior Front Elevation - Concept Options	0	10/22/2015	10/22/2015	Progress - INT ARCH
599id-EX02C	Exterior - Garage Elevations	0	10/23/2015	10/23/2015	Progress - INT ARCH
599id-EX03E	Rear Loggia Plan & Elevations	0	12/15/2016	12/15/2016	Progress - INT ARCH
599id-EX04B	BBQ Pavilion - Exterior Elevations - Concept	0	08/10/2015	08/10/2015	Progress - INT ARCH
599id-EX05G	BBQ Pavilion - Interior Elevations	0	12/19/2017	12/19/2017	Progress - INT ARCH
599id-EX08A	REAR LOGGIA FIRE PLACE DETAILS	3	06/19/2017	06/19/2017	Progress - INT ARCH
599id-FF01M	Floor Finishes - 1st & 2nd Floor	0	04/20/2017	04/20/2017	Progress - INT ARCH
599id-GD02D	General Millwork Details Doors, Casings & Baseboards	0	07/17/2017	07/19/2017	Progress - INT ARCH
599id-ID00A	General Millwork Details Doors, Casings & Baseboards Proposed Premium Door	0	04/20/2017	04/20/2017	Progress - INT ARCH
599id-ID01B	General Millwork Details Doors, Casings & Baseboards Premium Door	0	03/02/2017	03/02/2017	Progress - INT ARCH
599id-ID02B	MBR Fireplace Details - Custom Mantle	0	12/16/2016	12/16/2016	Progress - INT ARCH
599id-ID04	Front Door Schematic Details Proposed	0	10/29/2015	10/30/2015	Progress - INT ARCH
599id-ID05	Gym Cabinet - Elevations	0	02/29/2016	02/29/2016	Progress - INT ARCH
599id-ID06A	Kitchen Hood - Design	0	04/17/2017	04/19/2017	Progress - INT ARCH
599id-ID07D	Main Staircase Details - Proposed	0	10/18/2016	10/19/2016	Progress - INT ARCH
599id-ID08A	Interior Metalwork	1	10/21/2016	10/21/2016	Progress - INT ARCH
599id-ID09B	Bruc	2	02/10/2016	02/11/2016	Progress - INT ARCH

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Bruce Cianci

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## Cianci Constructon - PROPOSED CONSTRUCTION CONTRACT (Between Buyer and Builder)

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Cianci Construction

Job #: 14-0174 Fazio Residence  
 3467 Derby Lane  
 Weston, Florida 33331  
 954-693-7305

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
599id-ID-09C	Gym - Pocket Door - Schematic Details	0	12/11/2017	12/14/2017	Progress - INT ARCH
599id-ID10D	General Millwork Details - Door Styles/Types	0	07/26/2017	07/26/2017	Progress - INT ARCH
599id-ID11A	Butlers Pantry Cabinet details	0	05/15/2017	05/15/2017	Progress - INT ARCH
599id-ID12B	Rear Loggia Entry Door - General Millwork Details	0	07/26/2017	07/26/2017	Progress - INT ARCH
599id-ID13A	Foyer - Floor Finishes Layout	0	05/12/2017	05/12/2017	Progress - INT ARCH
599id-ID14	Master Suite Entry Door DD04	0	01/25/2017	01/25/2017	Progress - INT ARCH
599id-ID15	Loft Toy Box - Banquette Details	0	02/02/2017	02/02/2017	Progress - INT ARCH
599id-ID16	Stairwell Doors Stone & Wood Lintel Details	0	04/29/2017	05/01/2017	Progress - INT ARCH
599id-ID17	Loft Playroom - Openings & Elevations	0	05/15/2017	05/15/2017	Progress - INT ARCH
599id-ID19	General Millwork - Bathroom door jamb details in-swing & out-swing	0	07/07/2017	07/07/2017	Progress - INT ARCH
599id-ID20A	Cabinet Hardware Placement Guide	0	07/13/2017	07/19/2017	Progress - INT ARCH
599id-ID21	Window Sills - Types and Locations	0	07/31/2017	07/31/2017	Progress - INT ARCH
599id-ID22A	Main Staircase Termination & Tile Set-out Details	0	08/11/2017	08/11/2017	Progress - INT ARCH
599id-ID23	Pauls Room - Niche Details	0	09/12/2017	09/12/2017	Progress - INT ARCH
599id-ID24	Mbath - Shutter Details	0	09/25/2017	09/25/2017	Progress - INT ARCH
599id-ID25	Garage - Built-in Storage Closets and Mechanical Enclosure	0	11/14/2017	11/14/2017	Progress - INT ARCH
599id-ID26A	Master Bedroom - TV Trim Details	0	12/01/2017	12/01/2017	Progress - INT ARCH
599id-PL01G	General Floor Plan 1st & 2nd Floor	0	04/15/2017	04/17/2017	Progress - INT ARCH
599id-PL02C	Loft - Floor Plan & Reflected Ceiling Plan	1	08/02/2016	08/02/2016	Progress - INT ARCH
599id-PL03D	Hardscape Plan - Front Driveway	0	01/30/2017	01/30/2017	Progress - INT ARCH
599id-PL04A	Rear Garden Hardscape Plan	0	06/17/2017	06/17/2017	Progress - INT ARCH
599id-XD01	Exterior & Interior Window Sill Details	0	07/24/2014	09/15/2014	Progress - INT ARCH
599id-XD02	Terrace Railing & Stair Wall Capping	0	09/13/2014	09/15/2014	Progress - INT ARCH
599id-XD03	Terrace 125 Ceiling - Typical Crown & Strapwork Sections	0	08/10/2015	08/10/2015	Progress - INT ARCH
599id-XD04A	Outrigger Profile - Design Intent	0	10/26/2016	10/26/2016	Progress - INT ARCH
599id-XD05	Outrigger Profile	0	03/21/2016	03/21/2016	Progress - INT ARCH
599id-XD07C	Front Terrace - Setting out Details - For Construction	0	10/26/2016	10/26/2016	Progress - INT ARCH
599id-XD09B	Garden Folly - Details - Design Intent	0	08/02/2016	08/02/2016	Progress - INT ARCH
599id-XD10A	Garage Courtyard - Roof Tile Detail - For Construction	0	10/24/2016	10/24/2016	Progress - INT ARCH
599id-XD11B	Exterior Details - Front Entry Driveway Bollards - Design Intent	0	03/30/2017	04/04/2017	Progress - INT ARCH
599id-XD12	Exterior Details - Laundry Window Box - FOR CONSTRUCTION	1	04/06/2016	04/08/2016	Progress - INT ARCH
599id-XD13C	Garden Shower - Exterior Details - Design Intent	0	11/21/2016	11/21/2016	Progress - INT ARCH
599id-XD14	Bell Tower Niche Ironwork - Details - DESIGN INTENT	0	04/06/2016	04/08/2016	Progress - INT ARCH
599id-XD15	Garage Planters - Details - Design Intent	0	04/15/2016	04/15/2016	Progress - INT ARCH
599id-XD16	Rear Loggia - Exterior Door - Design Intent	0	04/14/2016	04/14/2016	Progress - INT ARCH
599id-XD17	Exterior Elliptical Window - Architectural Moulding Details	0	07/27/2016	07/27/2016	Progress - INT ARCH
599id-XD18	Quatrefoil Window - Architectural Moulding Details	0	07/27/2016	07/27/2016	Progress - INT ARCH
599id-XD19A	Exterior Metalwork	1	10/21/2016	10/21/2016	Progress - INT ARCH
599id-XD20C	Brucer Cianci As its Pres Arrangement Details	0	04/13/2017	04/13/2017	Page 32 of 100

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Bruce Cianci

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## Cianci Constructon - PROPOSED CONSTRUCTION CONTRACT (Between Buyer and Builder)

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Cianci Construction

Job #: 14-0174 Fazio Residence  
 3467 Derby Lane  
 Weston, Florida 33331  
 954-693-7305

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
599id-XD21A	Decorative Lintel Details - Stone & Stucco Locations	0	10/21/2016	10/21/2016	Progress - INT ARCH
599id-XD22	Exterior Ceiling & Eave Details	0	10/04/2016	10/04/2016	Progress - INT ARCH
599id-XD23B	Rear Terrace - Reflected Ceiling Details	0	08/17/2017	08/17/2017	Progress - INT ARCH
599id-XD24	Garage Courtyard - Roof Tile Detail - For Construction	0	10/24/2016	10/24/2016	Progress - INT ARCH
599id-XD25	Pool Deck - Layout and Finishes	1	11/07/2016	11/07/2016	Progress - INT ARCH
599id-XD26	Rear Loggia - Heavy Timber Beam Plates	0	12/06/2016	12/06/2016	Progress - INT ARCH
599id-XD27	Rear Loggia - Facia and Outriggers	0	12/06/2016	12/06/2016	Progress - INT ARCH
599id-XD28	BBQ Pavilion - Air Plant Wall	0	01/30/2017	01/30/2017	Progress - INT ARCH
599id-XD29	Exterior Shutters - Front Terrace	0	02/09/2017	02/13/2017	Progress - INT ARCH
599id-XD30	Rear Terrace - Decorative Screen Opening to BBQ Courtyard	0	03/02/2017	03/02/2017	Progress - INT ARCH
599id-XD31	Exterior Shutters - Bedroom #2 / Courtyard	1	03/03/2017	03/03/2017	Progress - INT ARCH
599id-XD33A	BBQ Pavilion - Interior Elevations - Design Intent	0	08/22/2017	08/22/2017	Progress - INT ARCH
599id-XD34	Pool Deck Bridge Details	0	04/13/2017	04/13/2017	Progress - INT ARCH
599id-XD35A	Parking Area Retaining Wall - Design Intent	0	05/15/2017	05/15/2017	Progress - INT ARCH
599id-XD36	BBQ and Dining Room - Corbels - Design Intent	0	07/25/2017	07/27/2017	Progress - INT ARCH
599id-XD37A	BBQ Pavilion - TV Cabinet Details	0	08/11/2017	08/11/2017	Progress - INT ARCH
599id-XD38	BBQ Pavilion - Interior Elevations - Design Intent	0	08/22/2017	08/22/2017	Progress - INT ARCH
599id-XD39	BBQ Island & Counter Details - Design Intent	0	09/02/2017	09/04/2017	Progress - INT ARCH
599id-XD40	Rear Loggia - Bench Details (VOID - Placeholder ONLY)	0	10/16/2017	10/16/2017	Progress - INT ARCH
599id-XD41	Exterior - Trellis Wall	A	12/01/2017	12/01/2017	Progress - INT ARCH
599id-XD43	BBQ Hood Enclosure - Detailing	0	01/24/2018	01/24/2018	Progress - INT ARCH
599 SK-01	Exterior columns square & round	0	02/05/2015	02/05/2015	Progress - INT ARCH
<b>Low Voltage</b>					
LV1	Low Voltage - Lighting Control - Left	4	07/31/2017	07/31/2017	Progress - LV (04/22/16)
LV2	Low Voltage - Lighting Plan - Right	4	07/31/2017	07/31/2017	Progress - LV (04/22/16)
LV3	Low Voltage - Audio 3	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV4	Low Voltage - Audio 2	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV5	Low Voltage - Audio 3	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV6	Low Voltage - Phone / Data 1	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV7	Low Voltage - Phone / Data 2	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV8	Low Voltage - CCTV	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV9	Low Voltage - Security 1	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV10	Low Voltage - Security 2	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV11	Low Voltage - Electrical Ground Rough 1	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV12	Low Voltage - Electrical Ground Rough 2	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV13	Low Voltage - Electical Ground Rough 3	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV14	Low Voltage - MDF	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
<b>Survey</b>					
1 OF 1 HOA	Bruce Cianci, As its Pres	0	02/19/2015	04/08/2015	Page 86 of 169 (04/08/15)
14-8082 A	Site Survey	0	10/29/2014	11/13/2014	Surveys





Cianci Construction

Job #: 14-0174 Fazio Residence  
 3467 Derby Lane  
 Weston, Florida 33331  
 954-693-7305

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
14-8082 B	Site Survey - No Pool	0	10/29/2014	01/14/2015	Surveys
14-8082 C	Site Survey - Additional Surface Elevations	0	02/19/2015	02/20/2015	Surveys
14-8082 D	Site Survey - Add Pool / Hardscape Revisions	0	04/22/2016	04/22/2016	Surveys
14-8082E	Survey - Existing Grading Points @ Existing Trees	0	06/29/2017	06/30/2017	Surveys
201709 A	Target Surveyors - Boundary Survey	0	03/10/2014	07/03/2014	Surveys
201709 B	Target Surveyors - Site Plan of Proposed Improvements	0	05/04/2014	07/21/2014	Surveys
MARKUP L2.0	SEPTIC LAYOUT	0	04/02/2015	04/02/2015	Surveys
MARKUP SVY	DRAINFIELD	0	04/03/2015	04/03/2015	Surveys
<b>Interior Design</b>					
ID-106	Office 106 - Furniture Layout	0	03/17/2016	03/17/2016	Progress - INT DSGN
ID-107	MBR 107 - Furniture Layout	1	03/17/2016	03/17/2016	Progress - INT DSGN
ID-116	Rear Loggia 116 - Furniture Layout	0	03/17/2016	03/17/2016	Progress - INT DSGN
ID-117	Dining 117 - Furniture Layout	0	03/17/2016	03/17/2016	Progress - INT DSGN
ID-123	Family 123 - Furniture Layout	1	03/17/2016	03/17/2016	Progress - INT DSGN
<b>Architectural - HOA</b>					
A0.01 HOA	COVER	0	04/07/2015	04/08/2015	HOA Submit - 001 (04/08/15)
A0.02 HOA	SITE PLAN	0	04/07/2015	04/08/2015	HOA Submit - 001 (04/08/15)
A1.00 HOA	SITE PLAN DEMOLITION	0	04/07/2015	04/08/2015	HOA Submit - 001 (04/08/15)
A2.00 HOA	FIRST LEVEL FLOOR PLAN - 1	0	04/07/2015	04/08/2015	HOA Submit - 001 (04/08/15)
A2.01 HOA	FIRST LEVEL FLOOR PLAN - 2	0	04/07/2015	04/08/2015	HOA Submit - 001 (04/08/15)
A2.02 HOA	SECOND LEVEL FLOOR PLAN	0	04/07/2015	04/08/2015	HOA Submit - 001 (04/08/15)
A3.01 HOA	SOUTH & NORTH ELEVATIONS	0	04/07/2015	04/08/2015	HOA Submit - 001 (04/08/15)
A3.02 HOA	EAST & WEST ELEVATIONS	0	04/07/2015	04/08/2015	HOA Submit - 001 (04/08/15)
<b>Shoring</b>					
S3	TEMPORARY SHORING OF WOOD TRUSSES MASTER TUB/BATHROOM.	0	08/10/2015	08/10/2015	Shoring (08/10/15)
<b>General</b>					
EZ-1	Exterior Zones	0	11/16/2015	11/16/2015	Construction Zones (11/16/15)
IP-1	Interior Phasing	0	11/16/2015	11/16/2015	Construction Zones (11/16/15)
<b>Pool</b>					
SWP-1	Pool - Plan	0	06/20/2016	06/20/2016	Pool (06/20/16)
SWP-2	Pool - Dimension Plan	0	06/20/2016	06/20/2016	Pool (06/20/16)
SWP-3	Pool - Sections	0	06/20/2016	06/20/2016	Pool (06/20/16)
SWP-4	Pool - Survey Layout	0	06/20/2016	06/20/2016	Pool (06/20/16)

&lt;/tbody&gt; &lt;/table&gt;

Bruce Cianci, As its Pres

DocuSigned by:

 A handwritten signature in black ink that reads "Bruce Cianci".
   
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E. PRICING PROPOSAL FORM

*(Pg. 7 of 25 3.1) Form Attached*

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## PART 3 – PRICE PROPOSAL

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### 3.1 Price Proposal

What is the price of the required Home Warranty (2-10)? \$595.00 (Varies / Sales Price - based on \$250,000) \_\_\_\_\_

Please respond to the following question:

- My company can bond for over \$300,000 Yes
- My company cannot bond for more than \$300,000\* \_\_\_\_\_

**\*Note:** City will consider companies that cannot bond for more than \$300,000; however, these builders will only be able to build one home at a time.

No home pricing information is required for the building of homes at this time. Pricing will be required when home projects are bid for each home buyer.



#### E.1 Bonding Capacity Letter

This is to certify that Cianci Construction can bond over \$300,000.

*Attached letter*

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**DDD**

**inc.**

**Bob Barra Bonds, Inc.**

May 4, 2020

To Whom It May Concern,

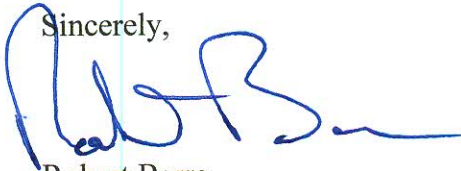
RE: Cianci Homes, Inc. d/b/a Cianci Construction

Dear Gentlemen,

Please be advised that Cianci Construction is bonded by Philadelphia Indemnity Insurance Company. We have recently established a bond line for the principal of \$500,000.00 single and \$500,000.00 aggregate. We consider Cianci Construction to be a valued and respected contractor who has completed all of their projects in a timely and professional manner. We would certainly consider an increase if Cianci Construction should require additional bonding.

Our association with Cianci Construction has been extremely favorable and we are confident that you will find them to be highly qualified and responsive to your needs. If you have any questions please call.

Sincerely,



Robert Barra  
President  
Bob Barra Bonds, Inc.

9373 W. Sample Road, Ste 206, Coral Springs, FL 33065 (954)255-9855 Fax (954)255-9857

Bruce Cianci, As its Pres

DocuSigned by:



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F. BALANCE SHEET / 2019 TAX RETURN (REDACTED)

The Financial information has NOT been included in this redacted copy.

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G. CONSTRUCTION CONTRACT – SAMPLE

Cianci Construction hereby submits a SAMPLE copy of our Company's Construction Contract Agreement for our residential projects. We utilize different contract forms for other project types due to disclosure and term differences.

*Attached*

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CGC1510390

**Construction Contract (Cost-Plus Basis of Payment)**

This Contract made on this DAY day MONTH, YEAR of, between \_\_\_\_\_ of , hereinafter called "**Owner**", and **CIANCI HOMES, INC. d/b/a CIANCI CONSTRUCTION**, a corporation organized and existing under the laws of the State of Florida, with its principal office located at 4801 South University Drive Suite 136 Davie, Florida 33328, referred to herein as "**Contractor**", Contractor's License No. CGC1510390. The parties, for good and valuable consideration to each other, the receipt and sufficiency of which is acknowledged, do hereby agree as follows:

**ARTICLE 1. Contract Documents**

- 1.1 This Contract includes this instrument, any Specifications, any change orders effectuated in accordance with this Contract, and any exhibits or documents incorporated herein or therein by reference. Any drawings, plans and specifications setting forth the work to be performed are hereby made a part of this Contract. Drawings, plans and specifications shall contain a scale drawing showing the shape, size and dimensions of the constructions and equipment together with a description of the work to be done, materials to be used, and the equipment to be used or installed. All of the documents comprising this Contract are to be considered as one, and whatever is called for by any one of the documents shall be as binding as if called for by all. All of the documents comprising this Contract are herein sometimes collectively referred to as the "Contract Documents."
- 1.2 This Contract represents the entire and integrated agreement between the parties and supersedes prior negotiations, representations or agreements, either written or oral. The Contract may be amended or modified only by a written modification.
- 1.3 In this contract, any reference to a party includes that party's heirs, executors, administrators, successors and assigns, singular includes plural and masculine includes feminine.
- 1.4 In this contract, the title contained in each of the Articles is for reference purposes only.

**ARTICLE 2. Scope and Description of Work**

- 2.1 Contractor agrees to provide all labor, materials, and perform all work necessary for the completion of certain alterations and improvements ("Project") in and upon the home of Owner located at: \_\_\_\_\_, in accordance with the proposal set forth in Exhibit E to this Contract. Owner hereby authorizes Contractor to commence work as set forth in the Contract.
- 2.2 The term "Work" means the construction and services required by the Contract Documents. "Work" includes all other labor, materials, equipment and services provided to the Contractor to fulfill the Contractor's obligations.
- 2.3 The proposal to the Contract includes the estimated cost of the Work to be performed, a project schedule and the Contractor's Fee.
  - 2.3.1 The Budget-Estimated Costs of the Work attached hereto as **Exhibit E**.
  - 2.3.2 The Project Schedule hereto as **Exhibit F**
  - 2.3.3 The Drawings available used to create estimated cost are attached hereto as **Exhibit G**.

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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Bruce Cianci, As its Pres

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CGC1510390

- 2.4 All Work shall be done and performed in a workmanlike manner.
- 2.5 The Contractor shall keep the premises and surrounding areas free from accumulation of debris and trash related to the Work.
- 2.6 Owner shall provide Contractor with electric, water service, gas, and DSL /cable / phone service at residence where work occurs (where/when necessary).
- 2.7 Contractor will not perform any work which involves hazardous or toxic waste, including but not limited to investigation, handling, storing, encasing, or removing of any hazardous or toxic waste.
- 2.8 Contractor will not store, dump or discharge onto the project site and its surrounding areas and waterways any materials or substances either prohibited by any Federal, state or local law or ordinance.

### ARTICLE 3. Legal Notices

- 3.1 Florida Construction Lien Law Notification (Florida Statute 713.15) attached hereto as, **Exhibit A**.
- 3.2 Florida Homeowners Construction Recovery Fund Notification (Florida Statute 489.1425) attached hereto as, **Exhibit B**.
- 3.3 Florida Construction Defect Notification (Florida Statute 558.005) attached hereto as, **Exhibit C**.
- 3.4 Florida Contractor's Duties (Florida Statute 489.126) attached hereto as, **Exhibit D**.

### ARTICLE 4. Date of Commencement and Substantial Completion

- 4.1 **Date of Commencement** - The date of commencement of the work set forth in this Contract shall occur within ten (10) days after receipt by the Contractor of the following, whichever is latest:
- 4.1.1 Fully executed contract documents;
  - 4.1.2 Homeowner's Association Approval, (where Applicable);
  - 4.1.3 All required permits;
  - 4.1.4 Original copy of a properly record Notice of Commencement from Owner;
  - 4.1.5 Final approved construction plans.
- 4.2 The Contract Time shall be measured from the Date of Commencement.
- 4.3 Time shall be of the essence in the performance of the Contract Documents.
- 4.4 **Substantial Completion** - is defined as the date the Final Inspections are received from the appropriate authorities unless work, systems, or other items furnished and/or installed by the Owner or Owner's separate contractors, delay obtaining of a Certificate of Occupancy. In that instance, Substantial Completion will be the date that the Contractor has completed all of its work that can be completed, with the exception of work interfered with or restrained by the Owner or the Owner's separate contractors.

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

Page 2 of 15

Bruce Cianci, As its Pres

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CGC1510390

## ARTICLE 5. Contract Sum

- 5.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum is the actual Costs of the Work as defined in Article 7 plus the Contractor's Fee.
- 5.2 The Contract Sum as set forth in the Contract Documents and including authorized adjustments is the total amount payable by the Owner to the Contractor for performance of Work under the Contract Documents.
- 5.2.1 The Contract Sum at time of execution of the Contract Documents is \_\_\_\_\_ Dollars and 00/100 (\$ Amount).
- 5.2.2 The Contractor's Fee at time of execution of the Contract Documents is \_\_\_\_\_ Dollars and 00/100 (\$ Amount) and shall be paid based upon percentage of completion.
- 5.3 Contractor will at all times keep Owner informed of the details of the amount of materials purchased and the amount used on the job, as well as keeping Owner informed of the wages being paid the various workers on the job.
- 5.4 Cost-plus billings shall be supported with proper bills and invoices for labor, materials, subcontracts, and other items.

## ARTICLE 6. Change Orders

- 6.1 The Owner may order changes to the Work consisting of additions, deletions, revisions or modifications at any time with the Contract Sum and Contract Time being adjusted accordingly. Any and all such change orders shall be in writing and executed by the Owner and Contractor and will be charged on the basis of actual cost to the Contractor plus PROFIT% profit and OVERHEAD% overhead and paid for, in the manner established by the Contract Documents.
- 6.2 The Contractor if delayed at any time in the progress of the Work by changes ordered in the Work, or by labor disputes, fire, weather, acts of God, unusual delay in deliveries, unavoidable casualties or other causes beyond the Contractor's control, the Contract Time shall be extended by Change Order for such reasonable time as agreed upon by the Contractor and Owner, for which agreement shall not be unreasonably withheld.


## ARTICLE 7. Reimbursable Costs

- 7.1 The Cost of the Work to be performed shall include all costs necessarily incurred by the Contractor in the proper performance of the Work. The Cost of the Work shall include only those items set forth in this Article 7.
- 7.2 Labor Costs for wages of construction workers directly employed by the Contractor to perform Work at the site of the project or off-site Work related to the project.

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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Bruce Cianci, As its Pres

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- 7.3 Wages or salaries of the Contractor's supervisory and administrative personnel when performing Work related to the project.
- 7.4 Costs paid or incurred by the Contractor for taxes, insurance, contributions, assessments and benefits required by law or collective bargaining agreements and, for personnel not covered by such agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations, and pensions, provided such costs are based on wages and salaries as set forth in the Article.
- 7.5 Payments made by the Contractor to Subcontractors in accordance with the requirements of the subcontracts.
- 7.6 Costs of materials and equipment incorporated in the completed construction including transportation and storage costs whether on-site or off-site.
- 7.7 Costs, including transportation and storage, installation, maintenance, dismantling and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Contractor at the site and used for the project.
- 7.8 Rental charges including transportation and storage, installation, maintenance, dismantling and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Contractor at the site and used for the project. Any rental contracts will be submitted to Owner for prior approval, which shall not be unreasonably withheld.
- 7.9 Costs of removal of legally disposed debris from the project site.
- 7.10 Costs of document reproductions, facsimile transmissions and long distance telephone calls, postage and parcel delivery charges, telephone service at the site and reasonable petty cash at the project site.
- 7.11 Costs of reasonable travel and subsistence expenses of the Contractor's personnel incurred while traveling in discharge of duties related to the project.
- 7.12 Costs of insurance and bond premiums required to be maintained by the Contractor for the project.
- 7.13 Sales, use or other similar taxes imposed by a governmental authority that are related to the Work and for which the Contractor is liable.
- 7.14 All permit fees, permit processing fees and associated costs, assessments for the building permit and for other permits, licenses, inspections, architectural fees, owner's agent's fees, utility hook-up fees (including meters, valves, deposits, connection and/or impact fees).
- 7.15 All architectural, engineering, surveying, blueprinting, inspections, special inspections, pile logs and testing, and all other testing fees.
- 7.16 Deposits lost for causes other than the Contractor's negligence or failure to fulfill a specific responsibility as set forth in the Contract Documents.
- 7.17 Legal, mediation and arbitration costs, including attorney's fees, other than those arising from disputes between the Owner and Contractor, reasonably incurred by the Contractor in the performance of the Work.
- 7.18 Other Costs incurred in the performance of the Work if, and to the extent, approved in advance in writing by the Owner, for which approval shall not be unreasonably withheld.
- 7.19 Costs due to emergencies incurred in taking action to prevent threatened damage, injury or loss to persons or property.

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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- 7.20 Costs of repairing or correcting damaged or nonconforming Work, other than those caused by the Contractor's negligence or failure to fulfill a specific responsibility as set forth in the Contract Documents and only to the extent that the cost of repair or correction is not recovered by the Contractor from insurance, sureties, suppliers or subcontractors.

## ARTICLE 8. Non-Reimbursable Expenses

8.1 The Cost of the Work shall not include:

- 8.1.1 Salaries of Contractor's executive officers not related to the Work performed in the Contract Documents.
- 8.1.2 Salary of any person employed in the main or branch office of Contractor whose time is devoted to the general conduct of Contractor's business, such as supervisors, secretaries, plan clerks, file clerks, checkers, drafters, and other such persons and not related to the Work performed in the Contract Documents.
- 8.1.3 Cost of capital employed or money borrowed.
- 8.1.4 Overhead or general expense of any kind, except any such specifically mentioned elsewhere in this Agreement.
- 8.1.5 Services and expenses of Contractor's home office estimating, purchasing, and cost and accounting departments not related to the work performed in the Contract Documents.
- 8.1.6 Costs incurred by Contractor due to any error, fault, or negligence on the part of Contractor, its subcontractors, agents, or employees, or due to their failure to comply in all respects with the provisions of these Contract Documents.

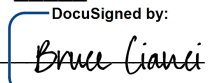
## ARTICLE 9. Discounts, Rebates and Refunds

- 9.1 All discounts for cash or early payment shall accrue to the Contractor. Contractor shall advise owner, where and when possible, in advance of the opportunity to take advantage of such discounts of such discounts, if owner opts to do so.
- 9.2 Amounts that accrue to the Owner shall be credited to the Owner as a deduction from the Cost of the Work, if and where applicable.

## ARTICLE 10. Subcontracts and Other Agreements

- 10.1 Those portions of the Work that the Contractor does not customarily perform with the Contractor's own personnel shall be performed under subcontracts or by other appropriate agreements with the Contractor. The Contractor shall not be required to contract with anyone to whom there is a reasonable objection by the Contractor.
- 10.2 Subcontracts or other agreements shall conform to the applicable payment provisions of the Contract Documents and shall not be awarded on the basis of Cost-Plus a Fee without the prior consent of the Owner.

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

Bruce Cianci, As its Pres   
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## ARTICLE 11. Payments

- 11.1 The Owner shall make progress payments on account of the Contract Sum to the Contractor within ten (10) days of submission of Applications for Payment submitted to the Owner.
- 11.2 With each Application for Payment, the Contractor shall submit partial release of liens and any other necessary documents which provide basis for the Application for Payment.
- 11.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than time of payment to the Contractor.
- 11.4 The Contractor warrants that upon submittal of an Application for Payment, all Work for which previous payments have been received from Owner shall, to the best of Contractor's knowledge, information and belief, be free and clear of liens, claims, security interests or other encumbrances adverse to the Owner's interest.
- 11.5 After receipt of payment from Owner, Contractor shall promptly pay each Subcontractor and material supplier out of the amount received by Owner on account of each entity's portion of the Work.
- 11.6 The amount of each progress payment shall include the Cost of the Work performed as set forth in the Application for Payment along with the corresponding portion of the Contractor's Fee.
- 11.7 The Contractor will not be subject to any retainage by the Owner nor will Contractor be liable to Owner for liquidated damages.
- 11.8 Except with Owner's prior approval, payments to Subcontractors shall be subject to retainage of not less than PERCENT percent (PERCENT%). The Owner and Contractor shall agree on a mutually acceptable procedure for review and approval of payments and retention for Subcontractors.

## ARTICLE 12. Final Payment and Inspection

- 12.1 Upon receipt of a Final Application for Payment, the Owner shall have the right to inspect the Work with a representative of the Contractor within three (3) days of receipt of Final Application for Payment.
- 12.2 Following the Final Inspection, the Owner shall provide Contractor with a signed statement within three (3) days of the inspection either approving the Work inspected or setting forth any defects in workmanship or materials which require corrective action.
- 12.3 Contractor shall have fifteen (15) days within which to correct such defects and provide Owner an opportunity re-inspect such corrections for a period of three (3) days after Owner is notified that such corrective work is completed. Owner shall provide Contractor with a signed statement as to acceptance of the corrective work, which shall not be unreasonably withheld.
- 12.4 The Owner shall pay for the costs of any inspectors or tests conducted of the Work.
- 12.5 Owner shall pay Contractor the amount of the Final Application for Payment within ten (10) days of receipt of the Final Application for Payment, less any portions of work not completed as set forth in Owner's Inspection Statement.
- 12.6 Owner shall pay Contractor for any amounts withheld within ten (10) days of Owner's signed acceptance of the corrective work performed.

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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- 12.7 Upon receipt of the Final Payment, Contractor shall provide Owner with all proper releases and any other documents which may be required to release any encumbrances.

### ARTICLE 13. Default and Termination

- 12.8 The Contract may be terminated by the Contractor if the Owner fails to make payment when due or substantially breaches any other obligation of the Contract Documents. Following seven (7) days written notice to the Owner, the Contractor may terminate the Contract and recover from the Owner payment for Work performed and for proven loss with respect to materials, equipment, tools, construction equipment and machinery, including, but not limited to, reasonable overhead, profit and damages.
- 13.1 The Contract may be terminated by the Owner if the Contractor persistently or repeatedly refuses or fails to supply enough properly skilled workers or proper materials; fails to make payment to Subcontractors for materials and labor in accordance with the respective agreements between the Contractor and Subcontractors; persistently disregards laws, ordinances, rules, regulations or orders of a public authority having jurisdiction; or is in substantial breach of the Contract Documents.
- 13.2 Owner shall provide Contractor with seven (7) days written notice and an opportunity to cure any default set forth in writing.
- 13.3 In the event of termination by Owner, Owner shall pay Contractor for all work performed along with a prorated portion of Contractor's Fee through the date of termination.

### ARTICLE 14. Permits and Licenses

- 14.1 Contractor shall apply for and obtain such permits and regulatory approvals as may be required by the local municipal or county government, the costs of which shall be included in as part of the costs of the Work.
- 14.2 Contractor shall apply for all necessary permits within Thirty (30) days of the execution of the Contract Documents and/or following owner receiving approval from the Homeowner's Association Board or other governing requirement, whichever is later.

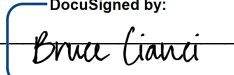
### ARTICLE 15. Warranty

- 15.1 Contractor hereby warrants and guarantees to the Owner that materials and equipment furnished under the Contract Documents will be free from defects and of good quality and the Work performed will be done so in accordance with the Contract Documents and be free of defects or deficiencies in workmanship or material. Said warranty will be provided for a period of one (1) year from date of the Owner's signed statement accepting the Work.
- 15.2 Contractor assigns and passes through to Owner any manufacturer's warranties for any materials used in the performance of the Work. Any warranty documentation will be provided to Owner upon receipt of final payment.

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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- 15.3 This warranty does not cover damage or defects that are the result of characteristics common to the materials used or conditions resulting from condensation, expansion, lack of maintenance, improper use or contraction of such materials.
- 15.4 This warranty shall exclude any and all work performed by previous Contractors, and any and all work in place including but not limited to, existing foundations, structures and roofing.
- 15.5 Warranty work must be completed by Contractor within fifteen (30) days from the date of receipt of written request from Owner.
- 15.6 Contractor shall not be responsible for and does not warrant the quality and quantity of any Owner supplied materials or equipment.

## ARTICLE 16. Insurance

- 16.1 Contractor shall purchase and maintain insurance for general liability in the amount of One Million Dollars (\$1,000,000.00). All necessary Certificates of Contractor's Liability Insurance and/or Policies shall be furnished to Owner and name Owner as an additional insured.
- 16.2 Contractor shall also maintain all other insurances which are required by law or ordinance to perform the Work set forth in the Contract Documents.
- 16.3 Owner shall obtain, furnish and pay for a Builder's Risk "All Risk" Insurance Policy which names the Contractor as an additional insured. Additionally, the Owner is responsible for the deductible and/or any shortfall on this insurance policy. The Builder's Risk Insurance is to provide coverage to all of Contractor's interest during the course of the Work. Coverage must include, but not be limited to, damages due to fire, theft, vandalism, terrorism, malicious mischief, collapse, earthquake, earth movement, lightning, water damage, mold and mildew, windstorm, flood (maximum obtainable amount up to the Contract Sum), existing structures and all other broad perils. The Builder's Risk Insurance Policy shall: (i) contain clauses to the effect that same cannot be cancelled without thirty (30) days prior written notice to Contractor, and (ii) name the Contractor as an additional named insured using an additional insured endorsement. A copy of the Builder's Risk Insurance Policy shall be provided to Contractor prior to Work being commenced.

## ARTICLE 17. Liens

- 17.1 Contractor shall deliver to Owner a General Contractor's Partial Release of Lien and Partial Contractor's Affidavits upon receipt of any progress payment.
- 17.2 Upon completion of the Work and receipt of final payment, Contractor shall deliver to Owner a Final Contractor's Affidavit from Contractor and all Subcontractors and Releases of Lien's from all Lienor's who have either filed a Notice to Owner or whom Contractor has actual notice.
- 17.3 Contractor will use its best effort to keep the project free and clear of any liens if the Contractor has been paid for such work that is the subject of the lien.

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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## ARTICLE 18. Indemnification

- 18.1 Contractor agrees to indemnify Owner from and against any claims, damages, losses or expenses arising out of or resulting from performance of the Work, but only to the extent caused in whole or in part by the negligent acts of the Contractor, a Subcontractor or anyone directly employed by them.
- 18.2 Indemnification shall be limited to the maximum amount set forth by applicable law or to the extent of Contractor's available insurance coverage.
- 18.3 Contractor shall not be liable to Owner for theft, vandalism or damage to any items of value placed in the immediate work area or related scope of work areas during the performance of the Work. Owner shall be responsible for insuring and replacing any such items of value located in these areas.

## ARTICLE 19. No Waiver

- 19.1 The failure of either party to this Agreement to insist upon the performance of any of the terms and conditions of this Agreement, or the waiver of any breach of any of the terms and conditions of this Agreement, shall not be construed as subsequently waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

## ARTICLE 20. No Assignment

- 20.1 The rights of each party under this Agreement are personal to that party and may not be assigned or transferred to any other person, firm, corporation, or other entity without the prior, express, and written consent of the other party.

## ARTICLE 21. Governing Law and Dispute Resolution

- 21.1 This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Florida.
- 21.2 Jurisdiction for any action arising from this contract shall be in the Circuit Court in Broward County, Florida.
- 21.3 In the event any legal action shall be commenced with respect to the enforcement of this Contract, the prevailing party shall be entitled to recover its attorneys' fees and legal costs incurred.
- 21.4 Prior to the institution of any legal action, the parties shall participate in a mediation conference. The party seeking to institute legal action shall serve a written demand upon the other party, in accordance with the notice provisions provided herein, to participate in a mediation session within thirty (30) days of receipt of the written demand. Failure to participate in the mediation shall be deemed a waiver of this provision. Any statutes of limitations are hereby expressly tolled during the thirty (30) day period.

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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## ARTICLE 22. Submittals and Requests for Information

- 22.1 All submittals must be approved within three (3) days for critical submittals and five (5) days for non-critical submittals. Any submittals rejected must be clearly marked with the explanation of the rejection.
- 22.2 All formal Requests for Information (RFI) shall be responded to within one (1) day of issuance for critical RFIs and three (3) days of issuance for non-critical RFIs.

## ARTICLE 23. Cianci Construction Employees

- 23.1 Should the Owner hire any Cianci Construction employee and/or any Cianci Construction employee be hired away to construct this project, Cianci Construction shall be paid a three (3) times multiplier on the employee's total annual compensation. This paragraph shall remain in full force and effect from the date this Contract is executed through the project's duration and for a period of six (6) months following completion of the project.

## ARTICLE 24. Counterparts

- 24.1 This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute but one and the same instrument.

## ARTICLE 25. Notices

- 25.1 Any notice, request, consent or other communication required or permitted under the Contract Documents shall be in writing with delivery by messenger or courier service, registered or certified mail with return receipt requested, or by overnight delivery service.
- 25.2 Notices to the Owner and Contractor shall be delivered to the address set forth in the initial paragraph of the Contract.
- 25.3 Any notices of change of address of either party shall be done in accordance with the notice provisions set forth in this Article 25.

## ARTICLE 26. Additional Exhibits

- 26.1 The following is a list of Additional Exhibits attached hereto: NONE

## ARTICLE 27. Personal Guarantee

- 26.2 \_\_\_\_\_, hereby agree individually, jointly, and severally to guarantee all contractual obligations and payments due from Owner to Contractor as set forth in this agreement.

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

Bruce Cianci, As its Pres

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*Bruce Cianci*  
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Cianci Construction Construction Contract



CGC1510390

WITNESS our signatures as of the day and date first above stated.

OWNERS:		CONTRACTOR: Cianci Homes, Inc. d/b/a Cianci Construction
By: _____		By: <u>Bruce Cianci, As President</u>
By: _____		

SAMPLE - NOT FOR USE

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

Bruce Cianci, As its Pres \_\_\_\_\_  
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Cianci Construction Construction Contract



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EXHIBIT AFLORIDA CONSTRUCTION LIEN LAW NOTIFICATION

Pursuant to F.S. 713.015

**ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.**

OWNERS: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_  
(Printed Name)

Owner: \_\_\_\_\_ Cianci:

Bruce Cianci, As its Pres

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*Bruce Cianci*

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**EXHIBIT B**

**FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND**

Pursuant to F.S. 489.1425

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

Division of Professions  
Construction Industry Licensing Board  
2601 Blair Stone Road  
Tallahassee, FL 32399-0783  
Phone: 850.487.1395 (DBPR)  
Fax: 850.487.9529

OWNER: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_  
(Printed Name)

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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*Bruce Cianci*

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Cianci Construction Construction Contract



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EXHIBIT C

CHAPTER 558 NOTICE OF CLAIM

Pursuant to F.S. 558.005

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

OWNERS: \_\_\_\_\_

\_\_\_\_\_ Date

By: \_\_\_\_\_  
(Printed Name)

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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## Cianci Construction Construction Contract



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**EXHIBIT D****CONTRACTOR'S DUTIES**

Pursuant to F.S. 489.126

489.126 Moneys received by contractors.—

(1) For purposes of this section, the term "contractor" includes all definitions as set forth in s. [489.105\(3\)](#), and any person performing or contracting or promising to perform work described therein, without regard to the licensure of the person.

(2) A contractor who receives, as initial payment, money totaling more than 10 percent of the contract price for repair, restoration, improvement, or construction to residential real property must:

(a) Apply for permits necessary to do work within 30 days after the date payment is made, except where the work does not require a permit under the applicable codes and ordinances, and

(b) Start the work within 90 days after the date all necessary permits for work, if any, are issued, unless the person who made the payment agreed, in writing, to a longer period to apply for the necessary permits or start the work or to longer periods for both.

(3)(a) A contractor who receives money for repair, restoration, addition, improvement, or construction of residential real property in excess of the value of the work performed shall not, with intent to defraud the owner, fail or refuse to perform any work for any 90-day period.

(b) Proof that a contractor received money for the repair, restoration, addition, improvement, or construction of residential real property and that the amount received exceeds the value of the work performed by the contractor and that:

1. The contractor failed to perform any of the work for which he or she contracted during any 60-day period;

2. The failure to perform any such work during the 60-day period was not related to the owner's termination of the contract or a material breach of the contract by the owner; and

3. The contractor failed, for an additional 30-day period after the date of mailing of notification as specified in paragraph (c), to perform any work for which he or she contracted, gives rise to an inference that the money in excess of the value of the work performed was taken with the intent to defraud.

(c) Notification as contemplated in paragraph (b) consists of a certified letter, return receipt requested, mailed to the address of the contractor as listed in the written contracting agreement. The letter must indicate that the contractor has failed to perform any work for a 60-day period, that the failure to perform the work was not the result of the owner's termination of the contract or a material breach of the contract by the owner, and that the contractor must recommence construction within 30 days after the date of mailing of the letter. If there is no address for the contractor listed in the written contracting agreement, or no written agreement exists, the letter must be mailed to the address of the contractor listed in the building permit application.

(4) Any person who violates any provision of this section is guilty of theft and shall be prosecuted and punished under s. [812.014](#).

OWNERS:

Date

By:

(Printed Name)

Owner: \_\_\_\_\_ Cianci: \_\_\_\_\_

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Cianci Construction Construction Contract



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**EXHIBIT "F"**  
**PROJECT SCHEDULE**

Project Schedule to be inserted at future date.

SAMPLE - NOT FOR USE

Owner: \_\_\_\_\_ Contractor: \_\_\_\_\_

Cianci Construction Contract

Cianci Construction  
CGC1510390

ID	Task	Task Name	Duration	Start	Finish	Jan 1	Jan 2	Feb 1	Feb 2	Mar 1	Mar 2	Apr 1	Apr 2	May 1	May 2	Jun 1	Jun 2	Jul 1	Jul 2	Aug 1	Aug 2	Sep 1	Sep 2	Oct 1	Oct 2	Nov 1	Nov 2	Dec 1	Dec 2	Jan 1	Jan 2	Feb 1
1		TOTAL PROJECT DURATION	236 days	Wed 2/12/20	Wed 2/3/21																											
2		PRECONSTRUCTION - Duration	54 days	Wed 2/12/20	Mon 4/27/20																											
3	✓	Construction Contract Signed	2 days	Wed 2/12/20	Thu 2/13/20																											
4	✓	DESIGN REVISIONS	8 days	Fri 2/14/20	Tue 2/25/20																											
5	✓	Construction Documents - revised landscaping	8 days	Fri 2/14/20	Tue 2/25/20																											
6		PRE-CONSTRUCTION (Preparation for Permit Submission)	10 days	Wed 2/26/20	Tue 3/10/20																											
22		PERMIT	34 days	Wed 3/11/20	Mon 4/27/20																											
23		Submit Drawings to City	1 day	Wed 3/11/20	Wed 3/11/20																											
24		City Review / Comments	30 days	Thu 3/12/20	Wed 4/22/20																											
25		Permit Drawings Approved	1 day	Thu 4/23/20	Thu 4/23/20																											
26		Pick-up	2 days	Fri 4/24/20	Mon 4/27/20																											
27		CONSTRUCTION DURATION	182 days	Tue 4/28/20	Wed 2/3/21																											
28		Site - Building Pad	28 days	Tue 4/28/20	Fri 6/5/20																											
29		Stakeout property corners / limits	2 days	Tue 4/28/20	Wed 4/29/20																											
30		Call - No Cuts	1 day	Thu 4/30/20	Thu 4/30/20																											
31		Disconnect / Check existing services to site	1 day	Fri 5/1/20	Fri 5/1/20																											
32		clear site	2 days	Mon 5/4/20	Tue 5/5/20																											
33		Remove unsuitable soils	10 days	Wed 5/6/20	Tue 5/19/20																											
34		Replace with compactable fill	5 days	Wed 5/20/20	Wed 5/27/20																											
35		Compaction tests - lifts	3 days	Thu 5/28/20	Mon 6/1/20																											
36		Fill house pad	4 days	Tue 6/2/20	Fri 6/5/20																											
37		Shell	5 days	Mon 6/8/20	Thu 8/27/20																											
38		Foundation	10 days	Mon 6/8/20	Wed 7/1/20																											
39		Layout - stake offsets	1 day	Mon 6/8/20	Mon 6/8/20																											
40		Layout footers	1 day	Tue 6/9/20	Tue 6/9/20																											
41		place form boards	2 days	Wed 6/10/20	Thu 6/11/20																											
42		fill with clean sand, if need	1 day	Fri 6/12/20	Fri 6/12/20																											

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Cianci Construction Contract

Cianci Construction  
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ID	Task	Task Name	Duration	Start	Finish	Jan 1	Jan 2	Feb 1	Feb 2	Mar 1	Mar 2	Apr 1	Apr 2	May 1	May 2	Jun 1	Jun 2	Jul 1	Jul 2	Aug 1	Aug 2	Sep 1	Sep 2	Oct 1	Oct 2	Nov 1	Nov 2	Nov 3	Dec 1	Dec 2	Jan 1	Jan 2	Feb 1
43		Compaction	1 day	Mon 6/15/20	Mon 6/15/20																												
44		plumbing rough	2 days	Tue 6/16/20	Wed 6/17/20																												
45		Septic Tank - set for invert confirm	1 day	Thu 6/18/20	Thu 6/18/20																												
46		tap water and septic line, and underground electric hook up	2 days	Fri 6/19/20	Mon 6/22/20																												
47		INSPECTION - Plumbing rough	1 day	Tue 6/23/20	Tue 6/23/20																												
48		dig footings	1 day	Wed 6/24/20	Wed 6/24/20																												
49		compaction	1 day	Thu 6/25/20	Thu 6/25/20																												
50		subterranean termite treatment	1 day	Fri 6/26/20	Fri 6/26/20																												
51		prep slab	1 day	Mon 6/29/20	Mon 6/29/20																												
52		slab pour (order spot survey)	1 day	Tue 6/30/20	Tue 6/30/20																												
53		Strip forms	1 day	Wed 7/1/20	Wed 7/1/20																												
54		Walls	24 days	Thu 7/2/20	Wed 8/5/20																												
55		Load block for walls	1 day	Thu 7/2/20	Thu 7/2/20																												
56		Block walls	8 days	Mon 7/6/20	Wed 7/15/20																												
57		Form columns	2 days	Thu 7/16/20	Fri 7/17/20																												
58		Column Steel	1 day	Mon 7/20/20	Mon 7/20/20																												
59		INSPECTION - Column Steel	1 day	Tue 7/21/20	Tue 7/21/20																												
60		Form tie beams	4 days	Wed 7/22/20	Mon 7/27/20																												
61		Tie Beams Steel	2 days	Tue 7/28/20	Wed 7/29/20																												
62		INSPECTION - tie beam steel	1 day	Thu 7/30/20	Thu 7/30/20																												
63		Pour columns / filled cells	1 day	Fri 7/31/20	Fri 7/31/20																												
64		Pour Tie-beams	1 day	Mon 8/3/20	Mon 8/3/20																												
65		Strip Forms	2 days	Tue 8/4/20	Wed 8/5/20																												
66		Trusses	16 days	Thu 8/6/20	Thu 8/27/20																												
67		Frame bearing walls	1 day	Thu 8/6/20	Thu 8/6/20																												
68		INSPECTION - bearing wall	1 day	Fri 8/7/20	Fri 8/7/20																												
69		Set Steel Columns	1 day	Mon 8/10/20	Mon 8/10/20																												
70		INSPECTION - columns	1 day	Tue 8/11/20	Tue 8/11/20																												

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ID	Task	Task Name	Duration	Start	Finish	Jan 1	Jan 2	Feb 1	Feb 2	Mar 1	Mar 2	Apr 1	Apr 2	May 1	May 2	Jun 1	Jun 2	Jul 1	Jul 2	Aug 1	Aug 2	Sep 1	Sep 2	Oct 1	Oct 2	Nov 1	Nov 2	Nov 3	Dec 1	Dec 2	Jan 1	Jan 2	Feb 1
71		Deliver Trusses	1 day	Wed 8/12/20	Wed 8/12/20																												
72		Set trusses	3 days	Thu 8/13/20	Mon 8/17/20																												
73		INSPECTION - Truss	1 day	Tue 8/18/20	Tue 8/18/20																												
74		Truss sheathing	3 days	Wed 8/19/20	Fri 8/21/20																												
75		INSPECTION - sheathing	1 day	Mon 8/24/20	Mon 8/24/20																												
76		Roofing Dry-in	3 days	Tue 8/25/20	Thu 8/27/20																												
77		Pool (Start After Dry-in)	83 days	Fri 8/28/20	Fri 1/15/21																												
78		Stake pool location	1 day	Fri 8/28/20	Fri 8/28/20																												
79		Excavate pool	2 days	Mon 8/31/20	Tue 9/1/20																												
80		Set Forms and wire mesh	3 days	Wed 9/2/20	Fri 9/4/20																												
81		INSPECTION - Pool Steel	1 day	Tue 9/8/20	Tue 9/8/20																												
82		Pool - Plumbing Rough	3 days	Wed 9/9/20	Fri 9/11/20																												
83		Pool - Electric Rough - pool light / controls	1 day	Mon 9/14/20	Mon 9/14/20																												
84		INSPECTION - Pool Plumbing Rough	1 day	Tue 9/15/20	Tue 9/15/20																												
85		INSPECTION - Pool Electrical Rough	1 day	Wed 9/16/20	Wed 9/16/20																												
86		Pool - gunite	1 day	Thu 9/17/20	Thu 9/17/20																												
87		Pool - Backfill / Compact	1 day	Fri 9/18/20	Fri 9/18/20																												
88		Pool - Tile	2 days	Mon 9/21/20	Tue 9/22/20																												
89		Pool - Coping	3 days	Wed 9/23/20	Fri 9/25/20																												
90		Pool - Set Equipment (After Equipment Slab)	2 days	Wed 10/7/20	Thu 10/29/20																												
91		Pool - Finish (Water / Electric Operational)	1 day	Tue 1/12/21	Tue 1/12/21																												
92		Pool - Startup (Chemical / Filter Balance)	3 days	Wed 1/13/21	Fri 1/15/21																												
93		Exterior Windows and Doors	11 days	Fri 8/28/20	Mon 9/14/20																												
94		Buck openings (Start Framing)	1 day	Fri 8/28/20	Fri 8/28/20																												
95		INSPECTION - Buck	1 day	Mon 8/31/20	Mon 8/31/20																												
96		Buck Waterproofing	4 days	Tue 9/1/20	Fri 9/4/20																												
97		Exterior Windows - Install	4 days	Tue 9/8/20	Fri 9/11/20																												
98		Exterior Doors - Install	1 day	Mon 9/14/20	Mon 9/14/20																												

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99		<b>Framing</b>	<b>5 days</b>	<b>Tue 9/8/20</b>	<b>Mon 9/14/20</b>																												
100		Framing Start / Complete	1 day	Tue 9/8/20	Tue 9/8/20																												
101		install pocket doors (where applicable)	1 day	Wed 9/9/20	Wed 9/9/20																												
102		locate and cut roof penetrations for plumbing stacks, a/c, flashing	1 day	Thu 9/10/20	Thu 9/10/20																												
103		dry in lead shields (plumbing vents)	1 day	Fri 9/11/20	Fri 9/11/20																												
104		flash all valleys, a/c and any other penetrations through roof	1 day	Mon 9/14/20	Mon 9/14/20																												
105		<b>Rough-ins</b>	<b>6 days</b>	<b>Tue 9/15/20</b>	<b>Tue 9/22/20</b>																												
106		Mechanical rough - ins (HVAC)	1 day	Tue 9/15/20	Tue 9/15/20																												
107		Electrical Rough-in	1 day	Wed 9/16/20	Wed 9/16/20																												
108		Plumbing Rough-in	1 day	Thu 9/17/20	Thu 9/17/20																												
109		Low Voltage Rough-in	1 day	Fri 9/18/20	Fri 9/18/20																												
110		M/E/P Roof Penetrations - Locate and cut plumbing stacks, a/c, flashing	1 day	Mon 9/21/20	Mon 9/21/20																												
111		INSPECTION - Mechanical Rough	1 day	Tue 9/22/20	Tue 9/22/20																												
112		INSPECTION - Plumbing rough	1 day	Tue 9/22/20	Tue 9/22/20																												
113		INSPECTION - Electrical Rough	1 day	Tue 9/22/20	Tue 9/22/20																												
114		INSPECTION - Low Voltage	1 day	Tue 9/22/20	Tue 9/22/20																												
115		<b>Rough-in Check for Inspection</b>	<b>1 day</b>	<b>Wed 9/23/20</b>	<b>Wed 9/23/20</b>																												
116		install all firestops, draftstops, code itmes	1 day	Wed 9/23/20	Wed 9/23/20																												
117		copper, electrical, pluming protection	1 day	Wed 9/23/20	Wed 9/23/20																												
118		foam all interior wall penetrations	1 day	Wed 9/23/20	Wed 9/23/20																												
119		INSPECTION - Framing	1 day	Thu 9/24/20	Thu 9/24/20																												
120		<b>Exterior Building</b>	<b>9 days</b>	<b>Fri 8/28/20</b>	<b>Fri 10/9/20</b>																												
121		INSPECTION - Roofing - Tin Tag	1 day	Fri 8/28/20	Fri 8/28/20																												
122		Stucco - wire lathe exterior ceilings	5 days	Mon 8/31/20	Fri 9/4/20																												
123		Roofing - hot mop	2 days	Tue 9/8/20	Wed 9/9/20																												
124		Stucco	10 days	Thu 9/10/20	Wed 9/23/20																												

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125		Paint - Exterior - 1st coat	3 days	Thu 9/24/20	Mon 9/28/20																												
126		Roofing - install Tile	5 days	Tue 9/29/20	Mon 10/5/20																												
127		INSPECTION - Tile In Progress	1 day	Tue 10/6/20	Tue 10/6/20																												
128		Roofing - complete tile installation	2 days	Wed 10/7/20	Thu 10/8/20																												
129		INSPECTION - Final Roof	1 day	Fri 10/9/20	Fri 10/9/20																												
130		INSPECTION - window and door	1 day	Tue 9/15/20	Tue 9/15/20																												
131		Interior (Cont'd)	25 days	Fri 9/25/20	Fri 10/30/20																												
132		Insulation	1 day	Fri 9/25/20	Fri 9/25/20																												
133		INSPECTION -Insulation	1 day	Mon 9/28/20	Mon 9/28/20																												
134		Drywall - hang	1 day	Tue 9/29/20	Tue 9/29/20																												
135		INSPECTION - drywall screw	1 day	Wed 9/30/20	Wed 9/30/20																												
136		Drywall - corner beading / tape / sanding	1 day	Thu 10/1/20	Thu 10/1/20																												
137		Paint - prime 1st coat	1 day	Fri 10/2/20	Fri 10/2/20																												
138		Garage Doors - Install	2 days	Mon 10/5/20	Tue 10/6/20																												
139		INSPECTION - Garage Door	1 day	Wed 10/7/20	Wed 10/7/20																												
140		Flooring - Bath floor	5 days	Mon 10/5/20	Fri 10/9/20																												
141		Interior Doors Baths - install	2 days	Tue 10/13/20	Wed 10/14/20																												
142		Wall tile Baths - install	5 days	Thu 10/15/20	Wed 10/21/20																												
143		Flooring - Main Areas- install	15 days	Mon 10/5/20	Mon 10/26/20																												
144		Flooring - wood / laminate - install	1 day	Tue 10/20/20	Tue 10/27/20																												
145		Interior Doors Main - install	3 days	Wed 10/21/20	Fri 10/30/20																												
146		Cabinets / Countertops	34 days	Tue 10/13/20	Mon 12/7/20																												
147		Bath Cabinets - install base	1 day	Tue 10/13/20	Tue 10/13/20																												
148		Countertops - Template Baths	1 day	Wed 10/14/20	Wed 10/14/20																												
149		FABRICATION - Countertops Baths	5 days	Thu 10/15/20	Wed 11/4/20																												
150		Countertops Bath vanities - install	1 day	Thu 11/5/20	Thu 11/5/20																												
151		Kitchen / Laundry Cabinets - install base upper	4 days	Tue 10/27/20	Fri 10/30/20																												
152		Countertops - Template Kitchen / Laundry	1 day	Mon 11/2/20	Mon 11/2/20																												

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153		FABRICATION - Countertops kitchen / Laundry	15 days	Tue 11/3/20	Tue 12/1/20																												
154		Countertops Main - install	3 days	Wed 12/2/20	Fri 12/4/20																												
155		Backsplashes / wall tile - install	1 day	Mon 12/7/20	Mon 12/7/20																												
156		Interior Details	49 days	Wed 10/14/20	Tue 1/12/21																												
157		Base and trim - install on finished floor	4 days	Tue 12/8/20	Fri 12/11/20																												
158		Wall tile Main Areas	4 days	Mon 12/14/20	Thu 12/17/20																												
159		Shower and tub door / enclosure - install	2 days	Tue 12/8/20	Wed 12/9/20																												
160		Closet Shelving - install	2 days	Wed 10/14/20	Thu 10/15/20																												
161		Mirrors	1 day	Thu 12/10/20	Thu 12/10/20																												
162		Paint / Stain - 2nd Coat (First Final)	3 days	Fri 12/18/20	Tue 1/5/21																												
163		Carpet installation	1 day	Wed 1/6/21	Wed 1/6/21																												
164		Door hardware and trim	1 day	Thu 1/7/21	Thu 1/7/21																												
165		Appliances - Install	2 days	Thu 1/7/21	Fri 1/8/21																												
166		Bathroom hardware	1 day	Thu 1/7/21	Thu 1/7/21																												
167		Paint / Stain - 3rd Coat final w/ touch-up	3 days	Fri 1/8/21	Tue 1/12/21																												
168		Exterior Flat work (Occurs at same time as cabinets)	55 days	Tue 10/6/20	Wed 1/13/21																												
169		Sleeving for u/g work	2 days	Tue 10/6/20	Wed 10/7/20																												
170		Covered patio deck	5 days	Thu 10/8/20	Thu 10/15/20																												
171		Front entry walk / Driveway	4 days	Fri 10/6/20	Wed 10/21/20																												
172		Exterior Pads - Form - A/C, Ext Doors, Pool	2 days	Thu 10/22/20	Fri 10/23/20																												
173		Exterior Pads - Pour	2 days	Mon 10/26/20	Tue 10/27/20																												
174		Pool Equipment Electrical	2 days	Wed 10/28/20	Thu 10/29/20																												
175		Railing or Screen Enclosure - install	3 days	Fri 10/30/20	Tue 11/3/20																												
176		INSPECTION - Special Structural	1 day	Wed 11/4/20	Wed 11/4/20																												
177		Set HVAC Equipment	1 day	Mon 10/26/20	Mon 10/26/20																												
178		Activate / Test HVAC Equipment	2 days	Tue 1/12/21	Wed 1/13/21																												
179		Finals	6 days	Wed 1/6/21	Wed 1/13/21																												

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180		Plumbing Trim - install	3 days	Fri 1/8/21	Tue 1/12/21																												
181		INSPECTION - Final plumbing	1 day	Wed 1/13/21	Wed 1/13/21																												
182		Electrical Trim - install (Coverplates)	3 days	Wed 1/6/21	Fri 1/8/21																												
183		INSPECTION - Final electrical	1 day	Mon 1/11/21	Mon 1/11/21																												
184		HVAC Trim - install (Grilles)	1 day	Wed 1/6/21	Wed 1/6/21																												
185		INSPECTION - Final HVAC	1 day	Tue 1/12/21	Tue 1/12/21																												
186		Low Voltage Trim - install (TV, Tele, Covers)	3 days	Wed 1/6/21	Fri 1/8/21																												
187		Security system - install	2 days	Wed 1/6/21	Thu 1/7/21																												
188		Music system - speakers	2 days	Wed 1/6/21	Thu 1/7/21																												
189		INSPECTION - Final low voltage	1 day	Mon 1/11/21	Mon 1/11/21																												
190		Exterior	50 days	Wed 11/4/20	Wed 2/3/21																												
191		Landscaping	10 days	Thu 11/5/20	Thu 11/19/20																												
192		Final grade stakes	1 day	Fri 11/20/20	Fri 11/20/20																												
193		grade lot	1 day	Mon 11/30/20	Mon 11/30/20																												
194		irrigation	1 day	Tue 12/1/20	Tue 12/1/20																												
195		Mailbox - Install	1 day	Wed 11/4/20	Wed 11/4/20																												
196		Gutters	2 days	Fri 11/20/20	Mon 11/30/20																												
197		INSPECTION - Final irrigation (Activates system)	1 day	Wed 12/2/20	Wed 12/2/20																												
198		INSPECTION - Final zoning	1 day	Thu 1/14/21	Thu 1/14/21																												
199		inspect and punch list	1 day	Wed 1/13/21	Wed 1/13/21																												
200		caulk windows inside and out	1 day	Thu 1/14/21	Thu 1/14/21																												
201		punchout - patch, correct, adjust	5 days	Fri 1/15/21	Thu 1/21/21																												
202		C.O. inspection (Certificate of occupancy)	1 day	Mon 1/18/21	Mon 1/18/21																												
203		Exterior clean up - Final	1 day	Fri 1/22/21	Fri 1/22/21																												
204		Interior cleanup - Final (screens, windows, grilles, etc.)	1 day	Mon 1/25/21	Mon 1/25/21																												
205		Walk through - Final	1 day	Tue 1/26/21	Tue 1/26/21																												
206		Move-In	1 day	Wed 1/27/21	Wed 1/27/21																												

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207		Closeout	14 days	Fri 1/15/21	Wed 2/3/21																												
208		Documents	14 days	Fri 1/15/21	Wed 2/3/21																												
209																																	
210		SELECTIONS - PROCUREMENT	209 days	Tue 2/25/20	Fri 1/8/21																												
211		PROCUREMENT	207 days	Tue 2/25/20	Thu 1/7/21																												
212		02 - SITEWORK (Procurement)	171 days	Mon 3/23/20	Tue 12/1/20																												
217		03 - CONCRETE (Procurement)	30 days	Wed 8/26/20	Thu 10/8/20																												
219		04 - MASONRY (Procurement)	62 days	Wed 6/3/20	Mon 8/31/20																												
222		05 - METALS (Procurement)	30 days	Thu 9/17/20	Fri 10/30/20																												
224		06 - WOODWORK (Procurement)	114 days	Thu 6/18/20	Tue 12/8/20																												
228		07 - THERMAL / MOISTURE (Procurement)	156 days	Thu 4/9/20	Fri 11/20/20																												
232		08 - DOORS / WINDOWS (Procurement)	172 days	Tue 2/25/20	Wed 10/28/20																												
237		09 - FINISHES (Procurement)	150 days	Thu 3/12/20	Wed 10/14/20																												
246		10 - SPECIALTIES (Procurement)	105 days	Mon 7/20/20	Thu 1/7/21																												
252		11 - EQUIPMENT (Procurement)	120 days	Fri 6/26/20	Thu 1/7/21																												
254		13 - SPECIAL CONSTRUCTION (Procurement)	120 days	Wed 3/11/20	Fri 8/28/20																												
256		15 - PLUMBING / MECHANICAL (Procurement)	122 days	Thu 3/26/20	Thu 8/17/20																												
260		16 - ELECTRICAL (Procurement)	14 days	Thu 12/3/20	Wed 1/6/21																												
267		SELECTIONS	209 days	Tue 2/25/20	Fri 1/8/21																												
268		02 - SELECTIONS - SITEWORK	155 days	Tue 3/3/20	Fri 10/9/20																												
269		02-215 Fill / pad areas	14 days	Tue 3/3/20	Mon 3/23/20																												
270		02-500 Pavers and Surfacing Exterior	14 days	Thu 8/13/20	Wed 9/2/20																												
271		02-810 Irrigation locations	14 days	Mon 9/21/20	Fri 10/9/20																												
272		02-900 Landscaping	14 days	Mon 4/27/20	Fri 5/15/20																												
273		03 - CONCRETE	14 days	Thu 8/6/20	Wed 8/26/20																												
274		03-300 Cast-in Place Concrete	14 days	Thu 8/6/20	Wed 8/26/20																												
275		04 - SELECTIONS - MASONRY	16 days	Wed 5/13/20	Fri 6/5/20																												
276		04-100 Built-in BBQ Details	14 days	Wed 5/13/20	Wed 6/3/20																												

Project: Mejia\_Const-Schedule  
Contract Date: 02/13/20  
Run Date: Tue 5/19/20

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline
















Progress

Manual Progress

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Cianci Construction Contract Schedule

Cianci Construction  
CGC1510390

ID	Task	Task Name	Duration	Start	Finish	Jan 1	Jan 2	Feb 1	Feb 2	Mar 1	Mar 2	Apr 1	Apr 2	May 1	May 2	May 3	Jun 1	Jun 2	Jul 1	Jul 2	Aug 1	Aug 2	Sep 1	Sep 2	Oct 1	Oct 2	Nov 1	Nov 2	Nov 3	Dec 1	Dec 2	Jan 1	Jan 2	Feb 1
277		 04-450 Stone Veneer	14 days	Fri 5/15/20	Fri 6/5/20																													
278		05 - SELECTIONS - METALS	14 days	Thu 8/27/20	Thu 9/17/20																													
279		 05-710 Pool Railing	14 days	Thu 8/27/20	Thu 9/17/20																													
280		06 - SELECTIONS - WOODWORK	142 days	Fri 5/29/20	Fri 1/8/21																													
281		 06-222 Exterior Millwork Ceiling	14 days	Mon 6/29/20	Mon 7/20/20																													
282		06-450 Interior Trim and Mouldings	14 days	Tue 12/8/20	Fri 1/8/21																													
283		 06-500 Cabinetry	14 days	Fri 5/29/20	Thu 6/18/20																													
284		07 - SELECTIONS - THERMAL / MOISTURE PROTECTION	140 days	Fri 3/20/20	Wed 10/7/20																													
285		 07-200 Insulation	14 days	Fri 7/24/20	Thu 8/13/20																													
286		 07-300 Roofing	14 days	Fri 3/20/20	Thu 4/9/20																													
287		 07-630 Gutters	14 days	Thu 9/17/20	Wed 10/7/20																													
288		08 - SELECTIONS - DOORS / WINDOWS	96 days	Tue 2/25/20	Fri 7/10/20																													
289		 08-200 Interior Doors	14 days	Mon 6/1/20	Fri 6/19/20																													
290		 08-360 Garage Doors	14 days	Fri 6/19/20	Fri 7/10/20																													
291		 08-400 Exterior Doors and Windows	14 days	Tue 2/25/20	Fri 3/13/20																													
292		 08-710 Finish Hardware	14 days	Fri 4/17/20	Thu 5/7/20																													
293		09 - SELECTIONS - FINISHES	109 days	Tue 2/25/20	Wed 7/29/20																													
294		 09-200 Stucco - Textures	14 days	Thu 7/9/20	Wed 7/29/20																													
295		 09-250 Drywall - type	14 days	Mon 6/15/20	Mon 7/6/20																													
296		 09-320 Flooring	14 days	Thu 3/26/20	Wed 4/15/20																													
297		 09-400 Countertops	14 days	Fri 4/3/20	Thu 4/23/20																													
298		 09-450 Exterior Wall Stone	14 days	Tue 2/25/20	Fri 3/13/20																													
299		 09-910 Exterior Paint	14 days	Wed 6/10/20	Tue 6/30/20																													
300		 09-920 Interior Paint	14 days	Thu 6/18/20	Thu 7/9/20																													
301		 09-930 Staining (If any)	14 days	Thu 6/18/20	Thu 7/9/20																													
302		10 - SELECTIONS - SPECIALTIES	79 days	Mon 6/29/20	Wed 10/21/20																													

Project: Mejia\_Const-Schedule  
Contract Date: 02/13/20  
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Task

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Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress

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Cianci Construction Contract

Cianci Construction  
CGC1510390

ID	Task	Task Name	Duration	Start	Finish	Jan 1	Jan 2	Feb 1	Feb 2	Mar 1	Mar 2	Apr 1	Apr 2	May 1	May 2	Jun 1	Jun 2	Jul 1	Jul 2	Aug 1	Aug 2	Sep 1	Sep 2	Oct 1	Oct 2	Nov 1	Nov 2	Dec 1	Dec 2	Jan 1	Jan 2	Feb 1	Feb 2
303		10-150 Shower Enclosures	14 days	Thu 7/2/20	Thu 7/23/20																												
304		10-500 Mirrors	14 days	Wed 9/30/20	Wed 10/21/20																												
305		10-550 Mailbox	14 days	Tue 9/1/20	Tue 9/22/20																												
306		10-670 Shelving	14 days	Mon 6/29/20	Mon 7/20/20																												
307		10-820 Bath Accessories	14 days	Tue 7/21/20	Mon 8/10/20																												
308		11 - SELECTIONS - EQUIPMENT	14 days	Mon 6/8/20	Fri 6/26/20																												
309		11-100 Appliances	14 days	Mon 6/8/20	Fri 6/26/20																												
310		13 - SELECTIONS - SPECIAL CONSTRUCTION	14 days	Tue 2/25/20	Fri 3/13/20																												
311		13-152 Swimming Pool	14 days	Tue 2/25/20	Fri 3/13/20																												
312		15 - SELECTIONS - PLUMBING / MECHANICAL	46 days	Fri 3/6/20	Mon 5/11/20																												
313		15-410 Plumbing Fixtures	14 days	Tue 3/10/20	Mon 3/30/20																												
314		15-422 Gas Piping? Appliances, generator	14 days	Tue 4/21/20	Mon 5/11/20																												
315		15-500 HVAC - SEER, type, HEPA Filter	14 days	Fri 3/6/20	Thu 3/26/20																												
316		16 - SELECTIONS - ELECTRICAL	14 days	Thu 11/5/20	Thu 12/3/20																												
317		16-510 Interior Electrical Fixtures	14 days	Thu 11/5/20	Thu 12/3/20																												
318		16-512 Ceiling Fans	14 days	Thu 11/5/20	Thu 12/3/20																												
319		16-520 Exterior Lighting Fixtures	14 days	Thu 11/5/20	Thu 12/3/20																												
320		16-525 Landscape Lighting	14 days	Thu 11/5/20	Thu 12/3/20																												
321		16-700 Communications - Low Voltage	14 days	Thu 11/5/20	Thu 12/3/20																												
322		16-780 Security System	14 days	Thu 11/5/20	Thu 12/3/20																												

Project: Mejia\_Const-Schedule  
Contract Date: 02/13/20  
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Task

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Milestone

Summary

Project Summary

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Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress

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Cianci Construction

Job #: 14-0174 Fazio Residence  
3467 Derby Lane  
Weston, Florida 33331  
954-693-7305

## Construction - Current Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
<b>Civil</b>					
C-1	Site Grading & Drainage Plan (Updated Elevation Marks / Gutter Ties in)	7	07/11/2016	07/11/2017	Construction (08/05/16)
C-2	Drainage Details	2	07/11/2016	07/11/2017	Construction (08/05/16)
<b>Landscape</b>					
L-1.0	TREE DISPOSITION SITE PLAN	6	07/05/2016	07/05/2016	Progress - LA
L-1.0 HOA	TREE DISPOSITION PLAN	2	06/24/2015	06/24/2015	HOA Submit 06/24/15 (06/24/15)
L-1.1	TREE & PALMS CANOPY PLAN	10	01/16/2017	01/16/2017	Progress - LA
L-1.1 HOA	LANDSCAPE PLAN	2	06/24/2015	06/24/2015	HOA Submit 06/24/15 (06/24/15)
L-1.2	SHRUBS & GROUND COVER PLAN	9	01/16/2017	01/16/2017	Progress - LA
L-1.2 HOA	LANDSCAPE PLAN	3	06/24/2015	06/24/2015	HOA Submit 06/24/15 (06/24/15)
L-1.3	PLANTINGS IMAGES	2	07/05/2016	07/05/2016	Progress - LA
L-1.3 HOA	PLANTINGS IMAGES	2	06/24/2015	06/24/2015	HOA Submit 06/24/15 (06/24/15)
L-1.4	PLANTING & TRANSPLANTING DETAILS	2	07/05/2016	07/05/2016	Progress - LA
L-1.4 HOA	PLANTING & TRANSPLANTING DETAILS	2	06/24/2015	06/24/2015	HOA Submit 06/24/15 (06/24/15)
L-2.0	HARDSCAPE PLAN	5	01/16/2017	01/16/2017	Progress - LA
L-2.0 HOA	HARDSCAPE PLAN	2	06/24/2015	06/24/2015	HOA Submit 06/24/15 (06/24/15)
L-2.1	HARDSCAPE DETAILS	3	07/05/2016	07/05/2016	Progress - LA
L-2.1 HOA	HARDSCAPE DETAILS	2	06/24/2015	06/24/2015	HOA Submit 06/24/15 (06/24/15)
L-2.2	BACKYARD & POOL SECTIONS	6	07/05/2016	07/05/2016	Progress - LA
L-2.2 HOA	BACKYARD & POOL SECTIONS	1	06/24/2015	06/24/2015	HOA Submit 06/24/15 (06/24/15)
L-3.0	LIGHTING PLAN	5	07/05/2016	07/05/2016	Progress - LA
L-3.0 HOA	LIGHTING PLAN	2	06/24/2015	06/24/2015	HOA Submit 06/24/15 (06/24/15)
L-3.1	LANDSCAPE LIGHTING SPECS	1	07/05/2016	07/05/2016	Progress - LA
L-3.1 HOA	LANDSCAPE LIGHTING SPECS	2	06/24/2015	06/24/2015	HOA Submit 06/24/15 (06/24/15)
L-4.0	IRRIGATION PLAN	1	07/05/2016	07/05/2016	Progress - LA
L-4.0 HOA	IRRIGATION PLAN	0	04/07/2015	04/08/2015	HOA Submit - 001 (04/08/15)
<b>Structural</b>					
S-0L	Foundation Plan - Left	11	10/26/2016	10/26/2016	Progress - S
S-0R	Foundation Plan - Right	11	06/15/2016	06/16/2016	Progress - S
S-1L	1st Fl Left - Beams and Roof	9	02/05/2016	02/05/2016	Progress - S
S-1R	1st Fl Right - Beams and Roof	8	02/05/2016	02/05/2016	Progress - S
S-2	Loft - Columns Beams Roof	3	10/26/2016	10/26/2016	Progress - S
S-D1	Notes, Details, Schedules	6	02/05/2016	02/05/2016	Progress - S
S-D2	Hardscape	2	07/11/2016	07/11/2016	Progress - S
S-D3	Pool / Exterior Details	1	10/17/2016	10/17/2016	Progress - S
S-D4	Rear Walk	0	05/22/2017	05/22/2017	Progress - S

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Cianci Construction

Job #: 14-0174 Fazio Residence  
 3467 Derby Lane  
 Weston, Florida 33331  
 954-693-7305

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
<b>Architectural</b>					
A-0.01	Cover Sheet	4	07/11/2016	07/11/2016	Progress - ARCH
A-0.02	SITE PLAN	12	07/26/2016	07/28/2016	Progress - ARCH
A-0.03	GENERAL NOTES	1	07/15/2015	07/15/2015	Progress - ARCH
A-0.04	DRIVEWAY ENTRANCE BOLLARD DETAILS	7	07/26/2016	07/28/2016	Progress - ARCH
A-0.05	SITE - GARDEN FOLLY WALL AND GATE	2	07/26/2016	07/28/2016	Progress - ARCH
A-0.06	GARDEN FOLLY DETAILS	1	07/26/2016	07/28/2016	Progress - ARCH
A-1.00	SITE PLAN DEMOLITION	3	07/15/2015	07/15/2015	Progress - ARCH
A-1.01	DEMO - First Floor Plan West	2	07/15/2015	07/15/2015	Progress - ARCH
A-1.02	DEMO - First Floor Plan East / 2nd Floor Plan	2	07/15/2015	07/15/2015	Progress - ARCH
A-1.03	NORTH & SOUTH ELEVATION DEMOLITION PLAN	2	07/15/2015	07/15/2015	Progress - ARCH
A-1.04	EAST & WEST ELEVATION DEMOLITION PLAN	2	07/15/2015	07/15/2015	Progress - ARCH
A-2.01	PARTIAL FIRST FLOOR PLAN - LEFT	21	07/26/2016	07/28/2016	Progress - ARCH
A-2.01.1	MEZZANINE / CATWALK FLOOR PLAN	1	01/27/2016	01/27/2016	Progress - ARCH
A-2.01P	PARTIAL PLAN W/ PLUMBING LAYOUTS	0	10/20/2015	10/21/2015	Progress - ARCH
A-2.02	PARTIAL FIRST FLOOR PLAN - RIGHT	19	07/26/2016	07/28/2016	Progress - ARCH
A-2.03	SECOND FLOOR LOFT PLAN	14	07/26/2016	07/28/2016	Progress - ARCH
A-2.04	INTERIOR / EXTERIOR - WINDOW & DOOR SCHEDULE	9	07/26/2016	07/28/2016	Progress - ARCH
A-2.05	GENERAL NOTES - WALL TYPES & WINDOW BUCK SILL DETAILS	2	07/26/2016	07/28/2016	Progress - ARCH
A-2.05A	WINDOW SECTIONS / DETAILS	0	10/20/2015	10/21/2015	Progress - ARCH
A-2.06	ROOF FRAMING PLAN	6	07/26/2016	07/28/2016	Progress - ARCH
A-2.07	Exterior Soffit and Ceiling Plan - Typical Outlooker Detail	0	07/28/2016	07/28/2016	Progress - ARCH
A-2.08	ROOF PLAN	2	07/26/2016	07/28/2016	Progress - ARCH
A-2.09	UPPER ROOF FRAMING PLAN LOFT	0	12/08/2015	12/08/2015	Progress - ARCH
A-3.01	NORTH AND SOUTH ELEVATIONS	14	07/26/2016	07/28/2016	Progress - ARCH
A-3.02	EAST AND WEST ELEVATIONS / EAST CROSS SECTION	6	07/26/2016	07/28/2016	Progress - ARCH
A-3.03	ELEVATION SECTIONS	1	07/26/2016	07/28/2016	Progress - ARCH
A-3.04	ELEVATION SECTIONS	5	07/26/2016	07/28/2016	Progress - ARCH
A-3.05	ELEVATION SECTIONS	3	07/26/2016	07/28/2016	Progress - ARCH
A-3.06	WALL DETAILS	3	07/26/2016	07/28/2016	Progress - ARCH
A-3.07	COLUMNS AND MOTORIZED SCREEN DETAIL	2	07/26/2016	07/28/2016	Progress - ARCH
A-3.08	SECTIONS	2	07/26/2016	07/28/2016	Progress - ARCH
A-3.09	SECTIONS - BBQ PAVILION	2	07/26/2016	07/28/2016	Progress - ARCH
A-3.10	SECTIONS - BBQ CHIMNEY / STEM WALL	1	07/26/2016	07/28/2016	Progress - ARCH
A-3.11	LOGGIA DETAILING	3	07/26/2016	07/28/2016	Progress - ARCH
A-3.11A	Chimney Details	0	10/20/2015	10/21/2015	Progress - ARCH
A-3.12	BUILDING SECTIONS REAR LOGGIA 116 / BBQ / GUEST BR	2	07/26/2016	07/28/2016	Progress - ARCH
A-3.13	SECTION	4	07/26/2016	07/28/2016	Progress - ARCH
A-3.14	SECTION	0	07/26/2016	07/28/2016	Progress - ARCH

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Cianci Construction

Job #: 14-0174 Fazio Residence  
3467 Derby Lane  
Weston, Florida 33331  
954-693-7305

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
A-3.15	DETAILS	1	07/26/2016	07/28/2016	Progress - ARCH
A-3.16	DETAILS	1	07/26/2016	07/28/2016	Progress - ARCH
A-3.17	DETAILS	1	07/26/2016	07/28/2016	Progress - ARCH
A-3.18	DETAILS	1	07/26/2016	07/28/2016	Progress - ARCH
A-3.19	GARAGE FRONT DETAILS	1	07/26/2016	07/28/2016	Progress - ARCH
A-3.20	SECTIONS	0	07/26/2016	07/28/2016	Progress - ARCH
A-3.21	STAIRS PLAN	0	07/26/2016	07/28/2016	Progress - ARCH
A-4.00	PARTIAL REFLECTED CEILING PLAN	1	07/15/2015	07/15/2015	Progress - ARCH
A-4.01	PARTIAL REFLECTED CEILING PLAN	1	07/15/2015	07/15/2015	Progress - ARCH
A-4.02	2nd FL / MECH LOFT PLAN	0	07/15/2015	07/15/2015	Progress - ARCH
A-XXX	DETAILS	0	01/20/2016	01/20/2016	Progress - ARCH
<b>Plumbing</b>					
P-1.01	PLUMBING NOTES & DETAILS	6	07/12/2016	07/12/2016	Progress - MEP
P-1.02	PIPING ISOMETRICS	6	07/12/2016	07/12/2016	Progress - MEP
P-2.01	SANITARY PIPING FLOOR PLAN - 1ST LEVEL	6	07/12/2016	07/12/2016	Progress - MEP
P-3.01	POTABLE WATER PIPING FLOOR PLAN - 1ST LEVEL	6	07/12/2016	07/12/2016	Progress - MEP
P-4.01	GAS PIPING FLOOR PLAN - 1ST LEVEL	6	07/12/2016	07/12/2016	Progress - MEP
<b>Electrical As-Built</b>					
E-1.01	SPECIFICATIONS, NOTES, RISER & DETAILS	8	07/12/2016	07/12/2016	Progress - MEP
E-1.02	PANEL SCHEDULES	7	07/12/2016	07/12/2016	Progress - MEP
E-2.01	POWER FLOOR PLAN - 1ST LEVEL	8	07/12/2016	07/12/2016	Progress - MEP
E-2.02	POWER FLOOR PLAN - 2ND LEVEL	8	07/12/2016	07/12/2016	Progress - MEP
E-3.01	POWER LIGHTING PLAN - 1ST LEVEL	8	07/12/2016	07/12/2016	Progress - MEP
E-3.02	POWER LIGHTING PLAN - 2ND LEVEL	8	07/12/2016	07/12/2016	Progress - MEP
E-4.01	POWER & LIGHTING SITE PLAN	3	07/12/2016	07/12/2016	Progress - MEP
<b>Mechanical</b>					
M-1.01	HVAC NOTES AND DETAILS	1	07/12/2016	07/12/2016	Progress - MEP
M-2.01	HVAC FLOOR PLAN - 1ST LEVEL	9	07/12/2016	07/12/2016	Progress - MEP
M-2.02	HVAC FLOOR PLAN - 2ND LEVEL	9	07/12/2016	07/12/2016	Progress - MEP
M101A	HVAC NOTES AND DETAILS - Terminal Locates	0	05/18/2016	05/18/2016	Progress - MEP
M201A	HVAC FLOOR PLAN - 1ST LEVEL - Terminal Locates	0	05/18/2016	05/18/2016	Progress - MEP
M202A	HVAC FLOOR PLAN - 2ND LEVEL - Terminal Locates	0	05/18/2016	05/18/2016	Progress - MEP
<b>Equipment</b>					
EQ-1.01	EQUIPMENT SCHEDULE	2	10/27/2015	11/27/2015	Progress - MEP
EQ-2.01	EQUIPMENT FLOOR PLAN - 1ST LEVEL	1	10/27/2015	11/27/2015	Progress - MEP
EQ-2.02	EQUIPMENT FLOOR PLAN - 2ND LEVEL	1	10/27/2015	11/27/2015	Progress - MEP
<b>Interior Architect</b>					
599id-CL01F	Reflected Ceiling Plan - 1st and 2nd Floor	0	04/05/2017	04/06/2017	Progress - INT ARCH
599id-DR#s-A	Bedroom, Living Room, Dining Room, 1st & 2nd Floor	0	02/25/2016	02/25/2016	Progress - INT ARCH
599id-EL01S	Mbath - Floor Plan, RCP, and Elevations	0	06/04/2017	06/05/2017	Progress - INT ARCH

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Cianci Construction

Job #: 14-0174 Fazio Residence  
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 954-693-7305

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
599id-EL02I	Dining 117 - Elevations -Concept	0	11/21/2016	11/21/2016	Progress - INT ARCH
599id-EL03J	Study - Plan & Elevations	0	03/07/2017	03/07/2017	Progress - INT ARCH
599id-EL04B	Guest Bath #5 (Rm 153) - Plan & Elevations - Design Intent	0	10/26/2016	10/26/2016	Progress - INT ARCH
599id-EL05C	Cabana/ Guest Bath 129 - Plans & Elevations Design Intent	0	07/21/2016	07/21/2016	Progress - INT ARCH
599id-EL06P	Kitchen/ Breakfast - Floor plan, RCP & Elevations	0	03/14/2017	03/14/2017	Progress - INT ARCH
599id-EL07K	Family Room - Plans & Elevations - Proposal	0	11/21/2016	11/21/2016	Progress - INT ARCH
599id-EL08C	Front to Rear - Plan / Elevation / Section - Proposed	0	11/21/2016	11/21/2016	Progress - INT ARCH
599id-EL09A	Gallery - Elevations & Section - Proposed	0	08/10/2015	08/10/2015	Progress - INT ARCH
599id-EL10C	Stairwell - Plans & Elevations - Proposed	0	08/10/2015	08/10/2015	Progress - INT ARCH
599id-EL11E	Master Bedroom - Plan & Elevations	1	11/21/2016	11/21/2016	Progress - INT ARCH
599id-EL12J	Wine Room & Laundry Room - Proposed Plans and Elevations	0	11/21/2016	11/21/2016	Progress - INT ARCH
599id-EL13J	Powder Room 147 - Plans & Elevations - Design Intent	0	01/13/2017	01/13/2017	Progress - INT ARCH
599id-EL14G	Guest Baths 3-4 136 & 141 Plans & Elevations Design Intent	0	07/21/2016	07/21/2016	Progress - INT ARCH
599id-EL15M	Master Closet - Floor Plan, RCP & Elevations	0	07/19/2017	07/19/2017	Progress - INT ARCH
599id-EL16D	Loft - Key Plan & Elevations	0	07/18/2017	07/18/2017	Progress - INT ARCH
599id-EL17B	Exercise Room - Plans & Elevations	0	11/21/2016	11/21/2016	Progress - INT ARCH
599id-EL18E	Loft Bath 202 - Plan and Elevations	0	11/21/2016	11/21/2016	Progress - INT ARCH
599id-EL19	Wine Room - Plan and Elevations - Proposed	0	03/03/2017	03/03/2017	Progress - INT ARCH
599id-EL20A	Guest Closet 2 Floor Plan & Elevations	0	08/23/2017	08/23/2017	Progress - INT ARCH
599id-EL21A	Guest Closet 3 - Floor Plan & Elevations	A	08/23/2017	08/23/2017	Progress - INT ARCH
599id-EL22A	Guest Closet 4 Floor Plan & Elevations	0	08/23/2017	08/23/2017	Progress - INT ARCH
599id-EL23B	Pantry - Plans and Elevations	0	09/03/2017	09/04/2017	Progress - INT ARCH
599id-EX01F	Exterior Front Elevation - Concept Options	0	10/22/2015	10/22/2015	Progress - INT ARCH
599id-EX02C	Exterior - Garage Elevations	0	10/23/2015	10/23/2015	Progress - INT ARCH
599id-EX03E	Rear Loggia Plan & Elevations	0	12/15/2016	12/15/2016	Progress - INT ARCH
599id-EX04B	BBQ Pavilion - Exterior Elevations - Concept	0	08/10/2015	08/10/2015	Progress - INT ARCH
599id-EX05G	BBQ Pavilion - Interior Elevations	0	12/19/2017	12/19/2017	Progress - INT ARCH
599id-EX08A	REAR LOGGIA FIRE PLACE DETAILS	3	06/19/2017	06/19/2017	Progress - INT ARCH
599id-FF01M	Floor Finishes - 1st & 2nd Floor	0	04/20/2017	04/20/2017	Progress - INT ARCH
599id-GD02D	General Millwork Details Doors, Casings & Baseboards	0	07/17/2017	07/19/2017	Progress - INT ARCH
599id-ID00A	General Millwork Details Doors, Casings & Baseboards Proposed Premium Door	0	04/20/2017	04/20/2017	Progress - INT ARCH
599id-ID01B	General Millwork Details Doors, Casings & Baseboards Premium Door	0	03/02/2017	03/02/2017	Progress - INT ARCH
599id-ID02B	MBR Fireplace Details - Custom Mantle	0	12/16/2016	12/16/2016	Progress - INT ARCH
599id-ID04	Front Door Schematic Details Proposed	0	10/29/2015	10/30/2015	Progress - INT ARCH
599id-ID05	Gym Cabinet - Elevations	0	02/29/2016	02/29/2016	Progress - INT ARCH
599id-ID06A	Kitchen Hood - Design	0	04/17/2017	04/19/2017	Progress - INT ARCH
599id-ID07D	Main Staircase Details - Proposed	0	10/18/2016	10/19/2016	Progress - INT ARCH
599id-ID08A	Interior Metalwork	1	10/21/2016	10/21/2016	Progress - INT ARCH
599id-ID09B	Brucel Cianci As the Pres	2	02/10/2016	02/11/2016	Progress - INT ARCH

DocuSigned by:

Bruce Cianci

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Cianci Construction

Job #: 14-0174 Fazio Residence  
 3467 Derby Lane  
 Weston, Florida 33331  
 954-693-7305

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
599id-ID-09C	Gym - Pocket Door - Schematic Details	0	12/11/2017	12/14/2017	Progress - INT ARCH
599id-ID10D	General Millwork Details - Door Styles/Types	0	07/26/2017	07/26/2017	Progress - INT ARCH
599id-ID11A	Butlers Pantry Cabinet details	0	05/15/2017	05/15/2017	Progress - INT ARCH
599id-ID12B	Rear Loggia Entry Door - General Millwork Details	0	07/26/2017	07/26/2017	Progress - INT ARCH
599id-ID13A	Foyer - Floor Finishes Layout	0	05/12/2017	05/12/2017	Progress - INT ARCH
599id-ID14	Master Suite Entry Door DD04	0	01/25/2017	01/25/2017	Progress - INT ARCH
599id-ID15	Loft Toy Box - Banquette Details	0	02/02/2017	02/02/2017	Progress - INT ARCH
599id-ID16	Stairwell Doors Stone & Wood Lintel Details	0	04/29/2017	05/01/2017	Progress - INT ARCH
599id-ID17	Loft Playroom - Openings & Elevations	0	05/15/2017	05/15/2017	Progress - INT ARCH
599id-ID19	General Millwork - Bathroom door jamb details in-swing & out-swing	0	07/07/2017	07/07/2017	Progress - INT ARCH
599id-ID20A	Cabinet Hardware Placement Guide	0	07/13/2017	07/19/2017	Progress - INT ARCH
599id-ID21	Window Sills - Types and Locations	0	07/31/2017	07/31/2017	Progress - INT ARCH
599id-ID22A	Main Staircase Termination & Tile Set-out Details	0	08/11/2017	08/11/2017	Progress - INT ARCH
599id-ID23	Pauls Room - Niche Details	0	09/12/2017	09/12/2017	Progress - INT ARCH
599id-ID24	Mbath - Shutter Details	0	09/25/2017	09/25/2017	Progress - INT ARCH
599id-ID25	Garage - Built-in Storage Closets and Mechanical Enclosure	0	11/14/2017	11/14/2017	Progress - INT ARCH
599id-ID26A	Master Bedroom - TV Trim Details	0	12/01/2017	12/01/2017	Progress - INT ARCH
599id-PL01G	General Floor Plan 1st & 2nd Floor	0	04/15/2017	04/17/2017	Progress - INT ARCH
599id-PL02C	Loft - Floor Plan & Reflected Ceiling Plan	1	08/02/2016	08/02/2016	Progress - INT ARCH
599id-PL03D	Hardscape Plan - Front Driveway	0	01/30/2017	01/30/2017	Progress - INT ARCH
599id-PL04A	Rear Garden Hardscape Plan	0	06/17/2017	06/17/2017	Progress - INT ARCH
599id-XD01	Exterior & Interior Window Sill Details	0	07/24/2014	09/15/2014	Progress - INT ARCH
599id-XD02	Terrace Railing & Stair Wall Capping	0	09/13/2014	09/15/2014	Progress - INT ARCH
599id-XD03	Terrace 125 Ceiling - Typical Crown & Strapwork Sections	0	08/10/2015	08/10/2015	Progress - INT ARCH
599id-XD04A	Outrigger Profile - Design Intent	0	10/26/2016	10/26/2016	Progress - INT ARCH
599id-XD05	Outrigger Profile	0	03/21/2016	03/21/2016	Progress - INT ARCH
599id-XD07C	Front Terrace - Setting out Details - For Construction	0	10/26/2016	10/26/2016	Progress - INT ARCH
599id-XD09B	Garden Folly - Details - Design Intent	0	08/02/2016	08/02/2016	Progress - INT ARCH
599id-XD10A	Garage Courtyard - Roof Tile Detail - For Construction	0	10/24/2016	10/24/2016	Progress - INT ARCH
599id-XD11B	Exterior Details - Front Entry Driveway Bollards - Design Intent	0	03/30/2017	04/04/2017	Progress - INT ARCH
599id-XD12	Exterior Details - Laundry Window Box - FOR CONSTRUCTION	1	04/06/2016	04/08/2016	Progress - INT ARCH
599id-XD13C	Garden Shower - Exterior Details - Design Intent	0	11/21/2016	11/21/2016	Progress - INT ARCH
599id-XD14	Bell Tower Niche Ironwork - Details - DESIGN INTENT	0	04/06/2016	04/08/2016	Progress - INT ARCH
599id-XD15	Garage Planters - Details - Design Intent	0	04/15/2016	04/15/2016	Progress - INT ARCH
599id-XD16	Rear Loggia - Exterior Door - Design Intent	0	04/14/2016	04/14/2016	Progress - INT ARCH
599id-XD17	Exterior Elliptical Window - Architectural Moulding Details	0	07/27/2016	07/27/2016	Progress - INT ARCH
599id-XD18	Quatrefoil Window - Architectural Moulding Details	0	07/27/2016	07/27/2016	Progress - INT ARCH
599id-XD19A	Exterior Metalwork	1	10/21/2016	10/21/2016	Progress - INT ARCH
599id-XD20C	Brucer Cianci As its Pres Arrangement Details	0	04/13/2017	04/13/2017	Progress - INT ARCH

DocuSigned by:

Bruce Cianci

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Cianci Construction

Job #: 14-0174 Fazio Residence  
 3467 Derby Lane  
 Weston, Florida 33331  
 954-693-7305

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
599id-XD21A	Decorative Lintel Details - Stone & Stucco Locations	0	10/21/2016	10/21/2016	Progress - INT ARCH
599id-XD22	Exterior Ceiling & Eave Details	0	10/04/2016	10/04/2016	Progress - INT ARCH
599id-XD23B	Rear Terrace - Reflected Ceiling Details	0	08/17/2017	08/17/2017	Progress - INT ARCH
599id-XD24	Garage Courtyard - Roof Tile Detail - For Construction	0	10/24/2016	10/24/2016	Progress - INT ARCH
599id-XD25	Pool Deck - Layout and Finishes	1	11/07/2016	11/07/2016	Progress - INT ARCH
599id-XD26	Rear Loggia - Heavy Timber Beam Plates	0	12/06/2016	12/06/2016	Progress - INT ARCH
599id-XD27	Rear Loggia - Facia and Outriggers	0	12/06/2016	12/06/2016	Progress - INT ARCH
599id-XD28	BBQ Pavilion - Air Plant Wall	0	01/30/2017	01/30/2017	Progress - INT ARCH
599id-XD29	Exterior Shutters - Front Terrace	0	02/09/2017	02/13/2017	Progress - INT ARCH
599id-XD30	Rear Terrace - Decorative Screen Opening to BBQ Courtyard	0	03/02/2017	03/02/2017	Progress - INT ARCH
599id-XD31	Exterior Shutters - Bedroom #2 / Courtyard	1	03/03/2017	03/03/2017	Progress - INT ARCH
599id-XD33A	BBQ Pavilion - Interior Elevations - Design Intent	0	08/22/2017	08/22/2017	Progress - INT ARCH
599id-XD34	Pool Deck Bridge Details	0	04/13/2017	04/13/2017	Progress - INT ARCH
599id-XD35A	Parking Area Retaining Wall - Design Intent	0	05/15/2017	05/15/2017	Progress - INT ARCH
599id-XD36	BBQ and Dining Room - Corbels - Design Intent	0	07/25/2017	07/27/2017	Progress - INT ARCH
599id-XD37A	BBQ Pavilion - TV Cabinet Details	0	08/11/2017	08/11/2017	Progress - INT ARCH
599id-XD38	BBQ Pavilion - Interior Elevations - Design Intent	0	08/22/2017	08/22/2017	Progress - INT ARCH
599id-XD39	BBQ Island & Counter Details - Design Intent	0	09/02/2017	09/04/2017	Progress - INT ARCH
599id-XD40	Rear Loggia - Bench Details (VOID - Placeholder ONLY)	0	10/16/2017	10/16/2017	Progress - INT ARCH
599id-XD41	Exterior - Trellis Wall	A	12/01/2017	12/01/2017	Progress - INT ARCH
599id-XD43	BBQ Hood Enclosure - Detailing	0	01/24/2018	01/24/2018	Progress - INT ARCH
599 SK-01	Exterior columns square & round	0	02/05/2015	02/05/2015	Progress - INT ARCH
<b>Low Voltage</b>					
LV1	Low Voltage - Lighting Control - Left	4	07/31/2017	07/31/2017	Progress - LV (04/22/16)
LV2	Low Voltage - Lighting Plan - Right	4	07/31/2017	07/31/2017	Progress - LV (04/22/16)
LV3	Low Voltage - Audio 3	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV4	Low Voltage - Audio 2	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV5	Low Voltage - Audio 3	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV6	Low Voltage - Phone / Data 1	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV7	Low Voltage - Phone / Data 2	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV8	Low Voltage - CCTV	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV9	Low Voltage - Security 1	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV10	Low Voltage - Security 2	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV11	Low Voltage - Electrical Ground Rough 1	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV12	Low Voltage - Electrical Ground Rough 2	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV13	Low Voltage - Electrical Ground Rough 3	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
LV14	Low Voltage - MDF	0	05/19/2016	05/23/2016	Progress - LV (04/22/16)
<b>Survey</b>					
1 OF 1 HOA	Bruce Cianci, As its Pres	0	02/19/2015	04/08/2015	Page 122 of 169 (04/08/15)
14-8082 A	Site Survey	0	10/29/2014	11/13/2014	Surveys



Cianci Construction

Job #: 14-0174 Fazio Residence  
 3467 Derby Lane  
 Weston, Florida 33331  
 954-693-7305

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
14-8082 B	Site Survey - No Pool	0	10/29/2014	01/14/2015	Surveys
14-8082 C	Site Survey - Additional Surface Elevations	0	02/19/2015	02/20/2015	Surveys
14-8082 D	Site Survey - Add Pool / Hardscape Revisions	0	04/22/2016	04/22/2016	Surveys
14-8082E	Survey - Existing Grading Points @ Existing Trees	0	06/29/2017	06/30/2017	Surveys
201709 A	Target Surveyors - Boundary Survey	0	03/10/2014	07/03/2014	Surveys
201709 B	Target Surveyors - Site Plan of Proposed Improvements	0	05/04/2014	07/21/2014	Surveys
MARKUP L2.0	SEPTIC LAYOUT	0	04/02/2015	04/02/2015	Surveys
MARKUP SVY	DRAINFIELD	0	04/03/2015	04/03/2015	Surveys
<b>Interior Design</b>					
ID-106	Office 106 - Furniture Layout	0	03/17/2016	03/17/2016	Progress - INT DSGN
ID-107	MBR 107 - Furniture Layout	1	03/17/2016	03/17/2016	Progress - INT DSGN
ID-116	Rear Loggia 116 - Furniture Layout	0	03/17/2016	03/17/2016	Progress - INT DSGN
ID-117	Dining 117 - Furniture Layout	0	03/17/2016	03/17/2016	Progress - INT DSGN
ID-123	Family 123 - Furniture Layout	1	03/17/2016	03/17/2016	Progress - INT DSGN
<b>Architectural - HOA</b>					
A0.01 HOA	COVER	0	04/07/2015	04/08/2015	HOA Submit - 001 (04/08/15)
A0.02 HOA	SITE PLAN	0	04/07/2015	04/08/2015	HOA Submit - 001 (04/08/15)
A1.00 HOA	SITE PLAN DEMOLITION	0	04/07/2015	04/08/2015	HOA Submit - 001 (04/08/15)
A2.00 HOA	FIRST LEVEL FLOOR PLAN - 1	0	04/07/2015	04/08/2015	HOA Submit - 001 (04/08/15)
A2.01 HOA	FIRST LEVEL FLOOR PLAN - 2	0	04/07/2015	04/08/2015	HOA Submit - 001 (04/08/15)
A2.02 HOA	SECOND LEVEL FLOOR PLAN	0	04/07/2015	04/08/2015	HOA Submit - 001 (04/08/15)
A3.01 HOA	SOUTH & NORTH ELEVATIONS	0	04/07/2015	04/08/2015	HOA Submit - 001 (04/08/15)
A3.02 HOA	EAST & WEST ELEVATIONS	0	04/07/2015	04/08/2015	HOA Submit - 001 (04/08/15)
<b>Shoring</b>					
S3	TEMPORARY SHORING OF WOOD TRUSSES MASTER TUB/BATHROOM.	0	08/10/2015	08/10/2015	Shoring (08/10/15)
<b>General</b>					
EZ-1	Exterior Zones	0	11/16/2015	11/16/2015	Construction Zones (11/16/15)
IP-1	Interior Phasing	0	11/16/2015	11/16/2015	Construction Zones (11/16/15)
<b>Pool</b>					
SWP-1	Pool - Plan	0	06/20/2016	06/20/2016	Pool (06/20/16)
SWP-2	Pool - Dimension Plan	0	06/20/2016	06/20/2016	Pool (06/20/16)
SWP-3	Pool - Sections	0	06/20/2016	06/20/2016	Pool (06/20/16)
SWP-4	Pool - Survey Layout	0	06/20/2016	06/20/2016	Pool (06/20/16)

&lt;/tbody&gt; &lt;/table&gt;

DocuSigned by:  
 Bruce Cianci, As its Pres  
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H. DRUG-FREE WORKPLACE FORM

*Pg. 19 of 25, Attached form*

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**DRUG-FREE WORKPLACE FORM**

The undersigned bidder in accordance with Florida Statute 287.087 hereby certifies that

**Cianci Homes, Inc. dba Cianci Construction**

does:

(Name of Proposer)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for the drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this bidder complies fully with the above requirements.

Proposer's Signature

05/19/2020

Date

**In the event of a tie bid, bidders with a Drug Free Workplace Program will be given preference. To be considered for the preference, this document must be completed and uploaded to DemandStar.com with your Submittal.**

Bruce Cianci, As its Pres

DocuSigned by:

Bruce Cianci

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RFQ 200029-Heartwood New Home Builders - Page 19 of 25  
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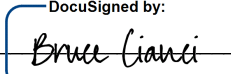
## H.1 Drug-Free Workplace Certification Letter of Proof

*Attached letter*

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Bruce Cianci, As its Pres

DocuSigned by:



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Section 29 of 37

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*National Providers of Drug & Alcohol Testing Services*  
**O.M. Management, Inc.**  
*A Leader in Aviation Compliance and Program Oversight*

**THIS LETTER IS TO CERTIFY THAT:**

The below referenced company is an **ACTIVE MEMBER** participating in a Drug and Alcohol program administered by **O.M. Management, Inc.**, a Third Party Administrator.

**Cianci Construction**  
**720 S.W. 2<sup>nd</sup> Avenue, Suite 205 South**  
**Gainesville, FL 32601**

Designated Employer Representative:  
OMM Date of Enrollment:

Bruce Cianci  
May 19<sup>th</sup>, 2020

This letter serves as affirmation that the above-named company has a Florida Drug Free Workplace Program provided by O.M. Management, Inc.

Should you have any questions regarding this matter, do not hesitate to contact our Compliance Department at 305-888-4050 Option 3.

Best Regards,

Angie Banks, Compliance Manager  
O.M. Management, Inc.

Date Printed: 05/19/2020



I. PROPOSER "BIDDER" VERIFICATION FORM

Cianci Construction Office is in University of Florida Innovation Square Building South and a Zoning Compliance Permit has not been required to due to this location inside the office building. If this is a requirement at this location, please advise and we will secure as soon as permissible.

*Pg. 20 of 25, Attached Form*

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**PROPOSER VERIFICATION FORM****LOCAL PREFERENCE** (Check one)Local Preference requested: ☒ YES ☐ NO

A copy of the following documents must be included in your submission if you are requesting Local Preference:

- Business Tax Receipt
- Zoning Compliance Permit

**QUALIFIED SMALL BUSINESS AND/OR SERVICE DISABLED VETERAN BUSINESS STATUS** (Check one)Is your business qualified, in accordance with the City of Gainesville's Small Business Procurement Program, as a local Small Business? ☒ YES ☐ NOIs your business qualified, in accordance with the City of Gainesville's Small Business Procurement Program, as a local Service-Disabled Veteran Business? ☐ YES ☒ NO**LIVING WAGE COMPLIANCE**

See Living Wage Decision Tree: (Check as appropriate)

☒ Living Wage Ordinance does not apply (check all that apply)☐ Not a covered service☐ Contract does not exceed \$100,000☐ Not a for-profit individual, business entity, corporation, partnership, limited liability company, joint venture, or similar business, who or which employees 50 or more persons, but not including employees of any subsidiaries, affiliates or parent businesses.☒ Located within the City of Gainesville enterprise zone.☐ Living Wage Ordinance applies and the completed Certification of Compliance with Living Wage is included with this bid.**NOTE:** If Contractor has stated Living Wage Ordinance does not apply and it is later determined Living Wage Ordinance does apply, Contractor will be required to comply with the provision of the City of Gainesville's living wage requirements, as applicable, without any adjustment to the bid price.**REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA**

Is Bidder registered with Florida Department of State's, Division of Corporations, to do business in the State of Florida?

☒ YES ☐ NO (refer to Part 1, 1.6, last paragraph)If the answer is "YES", provide a copy of SunBiz registration or SunBiz Document Number (# P05000038235)

If the answer is "NO", please state reason why: \_\_\_\_\_

Cianci Homes, Inc. dba Cianci Construction

Bidder's Name

Bruce Cianci, President

Printed Name/Title of Authorized Representative

Signature of Authorized Representative

Date

05/14/2020

***This page must be completed and uploaded to DemandStar.com with your Submittal.***

Bruce Cianci, As its Pres

DocuSigned by:

Bruce Cianci

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RFQ 200029-Heartwood New Home Builders - Page 20 of 25  
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J. CERTIFICATION OF COMPLIANCE WITH LIVING WAGE

This is to certify that the Living Wage Policy and Compliance is not applicable to Cianci Construction due to company office location in the City of Gainesville Enterprise Zone and the company does not directly employ 50 persons or more. We have signed this form if it is found to be a requirement and submitted herein.

Please confirm with information presented whether applicable and advise, if needed.

*Pg. 23 of 25, Attached Form*

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**CERTIFICATION OF COMPLIANCE WITH LIVING WAGE**

**The undersigned** hereby agrees to comply with the terms of the Living Wage Ordinance and to pay all covered employees, as defined by City of Gainesville Ordinance 020663 as amended at 030168 (Living Wage Ordinance), during the time they are directly involved in providing covered services under the contract with the City of Gainesville for New Home Builders for Heartwood Neighborhood, Gainesville, Florida a living wage of \$12.5962 per hour to covered employees who receive Health Benefits from the undersigned employer and \$13.8462 per hour to covered employees not offered health care benefits by the undersigned employer.

Name of Service Contractor/Subcontractor: TBD

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Name of Local Contact Person: Margie NesterAddress: 720 SW 2nd Avenue, Suite 205 South Gainesville, FL 32601Phone Number: (352) 792-6727Amount of Contract: \$ TBD  
Printed Name/Title of Authorized Representative

Signature of Authorized Representative

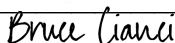
Date

05/14/2020

**This page must be completed and returned with your Submittal, if the Living Wage Ordinance applies to bidder.**

Bruce Cianci, As its Pres

DocuSigned by:



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RFQ 200029-Heartwood New Home Builders - Page 23 of 25  
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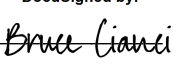


K. W-9

*Attached Form*

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Bruce Cianci, As its Pres

DocuSigned by:  
  
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Section 32 of 37

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Form **W-9**  
(Rev. October 2018)  
Department of the Treasury  
Internal Revenue Service

# Request for Taxpayer Identification Number and Certification

Give Form to the  
requester. Do not  
send to the IRS.

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

**1** Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.  
**Cianci Homes, Inc.**

**2** Business name/disregarded entity name, if different from above  
**Cianci Construction**

**3** Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☒ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► \_\_\_\_\_

**Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ► \_\_\_\_\_

**4** Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) \_\_\_\_\_

Exemption from FATCA reporting code (if any) \_\_\_\_\_

(Applies to accounts maintained outside the U.S.)

**5** Address (number, street, and apt. or suite no.) See instructions.  
**4801 South University Drive, Suite 136**

**6** City, state, and ZIP code  
**Davie, Florida 33328**

**7** List account number(s) here (optional)

**Requester's name and address (optional)**

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

**Social security number**

			-			-					
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**or**

**Employer identification number**

2	0	-	2	4	8	7	5	4	6
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## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here** Signature of U.S. person ► *Bruce Cianci* DocuSigned by: **Date** 1/23/2020 | 5:24 PM EST

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
  - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
  - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
  - Form 1099-S (proceeds from real estate transactions)
  - Form 1099-K (merchant card and third party network transactions)
  - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
  - Form 1099-C (canceled debt)
  - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
- If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Bruce Cianci, As its Pres

DocuSigned by:

Get No. 10231X

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By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting*, later, for further information.

**Note:** If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

**Foreign person.** If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*).

**Nonresident alien who becomes a resident alien.** Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

## Backup Withholding

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

**Payments you receive will be subject to backup withholding if:**

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the instructions for Part II for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships*, earlier.

## What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

## Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

## Penalties

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

**Criminal penalty for falsifying information.** Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

## Specific Instructions

### Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

**Note: ITIN applicant:** Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C corporation, or S corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

### Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

### Line 3

Check the appropriate box on line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3.

IF the entity/person on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation
• Individual • Sole proprietorship, or • Single-member limited liability company (LLC) owned by an individual and disregarded for U.S. federal tax purposes.	Individual/sole proprietor or single-member LLC
• LLC treated as a partnership for U.S. federal tax purposes, • LLC that has filed Form 8832 or 2553 to be taxed as a corporation, or • LLC that is disregarded as an entity separate from its owner but the owner is another LLC that is not disregarded for U.S. federal tax purposes.	Limited liability company and enter the appropriate tax classification. (P= Partnership; C= C corporation; or S= S corporation)
• Partnership	Partnership
• Trust/estate	Trust/estate

### Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

#### Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 <sup>1</sup>	Generally, exempt payees 1 through 5 <sup>2</sup>
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

<sup>1</sup> See Form 1099-MISC, Miscellaneous Income, and its instructions.

<sup>2</sup> However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

**Exemption from FATCA reporting code.** The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

**Note:** You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

## Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, write NEW at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

## Line 6

Enter your city, state, and ZIP code.

## Part I. Taxpayer Identification Number (TIN)

**Enter your TIN in the appropriate box.** If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

**Note:** See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

**How to get a TIN.** If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at [www.SSA.gov](http://www.SSA.gov). You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at [www.irs.gov/Businesses](http://www.irs.gov/Businesses) and clicking on Employer Identification Number (EIN) under Starting a Business. Go to [www.irs.gov/Forms](http://www.irs.gov/Forms) to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to [www.irs.gov/OrderForms](http://www.irs.gov/OrderForms) to place an order and have Form W-7 and/or SS-4 mailed to you within 10 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

**Note:** Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

**Caution:** A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

## Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

**Signature requirements.** Complete the certification as indicated in items 1 through 5 below.



**1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.**

You must give your correct TIN, but you do not have to sign the certification.

**2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.** You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

**3. Real estate transactions.** You must sign the certification. You may cross out item 2 of the certification.

**4. Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

**5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

**What Name and Number To Give the Requester**

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account <sup>1</sup>
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor <sup>2</sup>
5. a. The usual revocable savings trust (grantor is also trustee) b. So-called trust account that is not a legal or valid trust under state law	The grantor-trustee <sup>1</sup> The actual owner <sup>1</sup>
6. Sole proprietorship or disregarded entity owned by an individual	The owner <sup>3</sup>
7. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor*
For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity <sup>4</sup>
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee

For this type of account:	Give name and EIN of:
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

<sup>1</sup> List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

<sup>2</sup> Circle the minor's name and furnish the minor's SSN.

<sup>3</sup> You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

<sup>4</sup> List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships*, earlier.

**\*Note:** The grantor also must provide a Form W-9 to trustee of trust.

**Note:** If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

**Secure Your Tax Records From Identity Theft**

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

**Protect yourself from suspicious emails or phishing schemes.**

Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to [phishing@irs.gov](mailto:phishing@irs.gov). You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at [spam@uce.gov](mailto:spam@uce.gov) or report them at [www.ftc.gov/complaint](http://www.ftc.gov/complaint). You can contact the FTC at [www.ftc.gov/idtheft](http://www.ftc.gov/idtheft) or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see [www.IdentityTheft.gov](http://www.IdentityTheft.gov) and Pub. 5027.

Visit [www.irs.gov/IdentityTheft](http://www.irs.gov/IdentityTheft) to learn more about identity theft and how to reduce your risk.

## Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.

Bruce Cianci, As its Pres

DocuSigned by:  
  
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Page 138 of 169



## L. CURRENT LICENSES AND BUSINESS TAX INFORMATION

*(11) Attached*

Cianci Construction Current licensing and Business Tax Information attached

- L.1 State of Florida Certified General Contractor License CGC1510390
- L.2 Sunbiz Florida For Profit Corporation

### Local Business Tax Receipts

- L.3 City of Gainesville
- L.4 Town of Davie
- L.5 Broward County: CBE / SBE Certification

### Certificate of Insurance – General Liability

- L.6 County of Alachua
- L.7 City of Gainesville

### Certificate of Insurance - Workers Comp

- L.8 Alachua
- L.9 Gainesville

Bruce Cianci, president of Cianci Construction holds the following licenses:

- L.10 State of Florida Real Estate Sales License, HI2038
- L.11 State of Florida Home Inspector License, SL649580





Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**CIANCI, BRUCE JOSEPH**

CIANCI CONSTRUCTION  
4801 SOUTH UNIVERSITY DR SUITE 136  
DAVIE FL 33328

**LICENSE NUMBER: CGC1510390**

**EXPIRATION DATE: AUGUST 31, 2022**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

**2020 FLORIDA PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# P05000038235

**Entity Name:** CIANCI HOMES, INC.**Current Principal Place of Business:**4801 SOUTH UNIVERSITY DRIVE  
SUITE 136  
DAVIE, FL 33328**Current Mailing Address:**4801 SOUTH UNIVERSITY DRIVE  
SUITE 136  
DAVIE, FL 33328 US**FEI Number:** 20-2487546**Certificate of Status Desired:** Yes**Name and Address of Current Registered Agent:**CIANCI, BRUCE  
4801 SOUTH UNIVERSITY DRIVE  
SUITE 136  
DAVIE, FL 33328 US*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE:**

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

Title	P	Title	TRES
Name	CIANCI, BRUCE	Name	CIANCI, BRUCE
Address	4801 SOUTH UNIVERSITY DRIVE SUITE 136	Address	4801 SOUTH UNIVERSITY DRIVE SUITE 136
City-State-Zip:	DAVIE FL 33328	City-State-Zip:	DAVIE FL 33328

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

**SIGNATURE: BRUCE CIANCI**

DocuSigned by:

*Bruce Cianci***PRESIDENT****01/20/2020**

Bruce Cianci, As Its Pres

Electronic Signature of Signing Officer/Director Detail

Page 141 of 169

Date

9/17/2019

Business Tax Receipt

You payment was processed. Print this tax receipt for your records. It was also sent to info@cianciconstruction.com



## Online Business Tax Receipt<sup>(1)</sup>

Business Name **CIANCI CONSTRUCTION**

Business Tax ID **43423**

This constitutes your business tax receipt for 10/1/2019 - 9/30/2020.

Your business tax(es) for the current fiscal year **10/1/2019 - 9/30/2020** are as follows:

### Business Categories

ID	Service Name	Tax Amount	Explanation of Calculations
1000	STATE LICENSE/CERTIFICATION REQUIRED	\$0.00	
1360	CONTRACTOR-GENERAL-UNLIMITED	\$131.25	Business category flat fee of \$131.25
****	Payment	(\$131.25)	Posted on 9/17/2019
<b>TOTAL DUE:</b>		\$0.00	

Please note that the maximum charge for any single service is \$525

Amount Due on **Tuesday, September 17, 2019** is **\$0.00**

(1) This page will serve as your business tax receipt for the fiscal year 10/1/2019 - 9/30/2020.

Payments must be time-stamped by 11:59 pm on Tuesday, October 01, 2019 in order to avoid late fees.

Please, note that a home occupation permit may be required for this location, someone will contact you upon review of the information



**TOWN OF DAVIE**  
**Business Tax Receipts Division**  
 6591 Orange Drive, Davie, FL 33314  
 Telephone: 954-797-1212  
 Email: btr@davie-fl.gov  
 Website: www.davie-fl.gov

## TOWN OF DAVIE

### Local Business Tax Receipt

Business Name: CIANCI CONSTRUCTION/CIANCI HOMES INC

Address: 4801 SOUTH UNIVERSITY DR #136

City, ST, Zip: DAVIE, FL, 33328

	<p align="center"><b>TOWN OF DAVIE</b>  <b>Local Business Tax Receipts</b>  <b>Effective Date: 10/1/2019</b>  <b>Expiration Date: 9/30/2020</b></p>	<p align="center"><b>License Number</b>  <b>30</b></p>						
<p>Business Name: CIANCI CONSTRUCTION/CIANCI HOMES INC Business Phone: (954) 434-0023          Address: 4801 S UNIVERSITY DR 136          City, ST, Zip: Davie, FL, 33328</p>								
<p><b>License Type: Contractors General, Residential</b>          DBA Name:          Square Footage: 754</p>								
<table border="1"> <thead> <tr> <th>Quantity</th> <th>License for</th> <th>Business Tax Receipt fee</th> </tr> </thead> <tbody> <tr> <td align="center">1</td> <td align="center">Contractors General Residential</td> <td align="center">\$211.06</td> </tr> </tbody> </table>			Quantity	License for	Business Tax Receipt fee	1	Contractors General Residential	\$211.06
Quantity	License for	Business Tax Receipt fee						
1	Contractors General Residential	\$211.06						
<p><b>Restrictions:</b></p>								

NOTICE – This document is an acknowledgement that a Business Tax has been paid pursuant to Sec. 13-17 of the Town Code. Please contact the Towns Business Tax Receipt Division if the business has ceased, moved or changed ownership.

Bruce Cianci, As Its Pres

*Bruce Cianci*  
 E7CCDB1EF8C548D...

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Cianci Construction - Current License / Business Tax Information

**Cianci Homes, Inc.**

Cianci Construction

4801 S. University Drive Suite 136 Davie, FL 33328

**County:** Broward  
**Contact:** Bruce Cianci  
**Phone:** 954-434-0023  
**Fax:** 954-333-3949

**Ethnicity:** White  
**Certification(s):** CBE SBE  
**Type:** Construction Services

**E-mail:** [bcianci@cianciconstruction.com](mailto:bcianci@cianciconstruction.com)  
**Web site:** <http://www.cianciconstruction.com>

**Specialties:**  
Build  
Alter  
Demolish  
Inspections

**Mailing Address:**  
4801 S. University Drive Suite 136  
Davie, FL 33328

**Broward County Vendor:** Yes  
**Vendor Number:** VS0000001667  
**File Number:**

---

**Description:**





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/26/2019

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 have ADDITIONAL INSURED provisions or 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).

<b>PRODUCER</b>  <b>Sena &amp; Whitney LLC</b> <b>190 Glades Rd Suite C</b> <b>Boca Raton, FL 33432</b>	<b>CONTACT NAME:</b> Kim Hefferon <b>PHONE (A/C, No, Ext):</b> 561-210-8715 <b>E-MAIL ADDRESS:</b> khefferon@thesenagroup.com <b>FAX (A/C, No):</b> 561-210-8716	
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b>  <b>CIANCI HOMES, INC.</b> <b>DBA CIANCI CONSTRUCTION</b> <b>4801 S UNIVERSITY DR., STE 136</b> <b>DAVIE, FL 33328</b>	<b>INSURER A:</b> United Specialty Ins. Co., 12537	
	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

## COVERAGES

CERTIFICATE NUMBER: 00000000-967026

REVISION NUMBER: 23

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	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			DCG0966300	06/23/2019	06/23/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

<b>ALACHUA COUNTY</b> <b>BUILDING DEPARTMENT</b> <b>10 SW 2ND AVENUE</b> <b>GAINESVILLE, FL 32601</b>	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  <b>AUTHORIZED REPRESENTATIVE</b>  (KIH)
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ACORD 25 (2016/03)

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Printed by KIH on June 26, 2019 at 11:09AM

Bruce Cianci, As its Pres

DocuSigned by:

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Page 6 of 11

Page 145 of 169



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/26/2019

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<b>PRODUCER</b>  <b>Sena &amp; Whitney LLC</b> <b>190 Glades Rd Suite C</b> <b>Boca Raton, FL 33432</b>	<b>CONTACT NAME:</b> Kim Hefferon <b>PHONE (A/C, No, Ext):</b> 561-210-8715 <b>FAX (A/C, No):</b> 561-210-8716 <b>E-MAIL ADDRESS:</b> khefferon@thesenagroup.com	
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b>  <b>CIANCI HOMES, INC.</b> <b>DBA CIANCI CONSTRUCTION</b> <b>4801 S UNIVERSITY DR., STE 136</b> <b>DAVIE, FL 33328</b>	<b>INSURER A:</b> United Specialty Ins. Co., 12537	
	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

## COVERAGES

CERTIFICATE NUMBER: 00000000-938226

REVISION NUMBER: 23

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	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			DCG0966300	06/23/2019	06/23/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

<b>CITY OF GAINESVILLE</b> <b>Building Codes</b> <b>P.O. Box 490, Station #9</b> <b>GAINESVILLE, FL 32627</b>	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  <b>AUTHORIZED REPRESENTATIVE</b>  (KIH)
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Bruce Cianci, As its Pres

DocuSigned by:

  
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Page 146 of 169





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
03/04/2020


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<b>PRODUCER</b> Risk Transfer Insurance Agency, LLC 47 E. Robinson Street Suite 200 Orlando, FL 32801	<b>CONTACT NAME:</b> Beverly Finkelstein <b>PHONE (A/C, No, Ext):</b> <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> beverly@stafflink.net														
<b>INSURED</b> Stafflink Outsourcing, II, III, IV, V & VI Inc. 1776 N. Pine Island Road Suite 108 Plantation, FL 33322	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A :Service American Indemnity Company</td> <td>39152</td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A :Service American Indemnity Company	39152	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A :Service American Indemnity Company	39152														
INSURER B :															
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES		CERTIFICATE NUMBER: SFF-2062		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	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 Coverage is extended to the leased employees, but not subcontractors, of alternate employer in all states except in monopolistic states (ND, OH, WA, WY) Cianci Homes, Inc. DBA Cianci Construction Client ID # 4142 (Eff 09/11/2017)

<b>CERTIFICATE HOLDER</b>  Alachua County Building Department 10 SW 2nd Avenue Gainesville, FL 32601	<b>CANCELLATION</b> 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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# CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)  
03/04/2020

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<b>PRODUCER</b> Risk Transfer Insurance Agency, LLC 47 E. Robinson Street Suite 200 Orlando, FL 32801	<b>CONTACT NAME:</b> Beverly Finkelstein <b>PHONE (A/C, No, Ext):</b> <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> beverly@stafflink.net														
<b>INSURED</b> Stafflink Outsourcing, II, III, IV, V & VI Inc. 1776 N. Pine Island Road Suite 108 Plantation, FL 33322	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A :Service American Indemnity Company</td> <td>39152</td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A :Service American Indemnity Company	39152	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A :Service American Indemnity Company	39152														
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INSURER F :															

**COVERAGES**
**CERTIFICATE NUMBER:** SFF-2050

**REVISION NUMBER:**

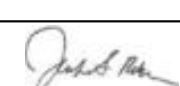
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE 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	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	RT20MWC0120025101	03/01/2020	03/01/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000 \$ \$ \$ \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Coverage is extended to the leased employees, but not subcontractors, of alternate employer in all states except in monopolistic states (ND, OH, WA, WY) Cianci Homes, Inc. DBA Cianci Construction Client ID # 4142 (Eff 09/11/2017)

**CERTIFICATE HOLDER**
**CANCELLATION**

City of Gainesville Building Codes P.O. Box 490 Station #9 Gainesville, FL 32627	<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>AUTHORIZED REPRESENTATIVE</p> 
-------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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ACORD 25 (2016/03)

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Bruce Cianci, As its Pres

DocuSigned by:


  
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Page 148 of 169



Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**HOME INSPECTORS LICENSING PROGRAM**

THE HOME INSPECTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

**CIANCI, BRUCE JOSEPH**

4801 SOUTH UNIVERSITY DRIVE  
SUITE 136  
DAVIE FL 33328-3832

**LICENSE NUMBER: HI2038**

**EXPIRATION DATE: JULY 31, 2022**

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Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**  
**DIVISION OF REAL ESTATE**

THE SALES ASSOCIATE HEREIN IS LICENSED UNDER THE  
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

**CIANCI, BRUCE JOSEPH**

4801 SOUTH UNIVERSITY DR SUITE 136  
DAVIE FL 33328

**LICENSE NUMBER: SL649580**

**EXPIRATION DATE: MARCH 31, 2021**

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M. EXCEPTIONS TO THE RFQ

This is to confirm that Cianci Construction has not noted any exceptions to the RFP as it is presented.


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**N. INVESTIGATION OF ALLEGED WRONGDOINGS, LITIGATION / SETTLEMENTS / FINES / PENALTIES**

This is to confirm that Cianci Construction does not have any investigations of wrongdoings, litigation, and/or settlements, and fines, or penalties (anywhere in the U.S.) in involving Cianci Construction and specific contractors listed as projected to provide services to the City.

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Bruce Cianci, As its Pres  DocuSigned by:  
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Tab 2 – Recent Completed Project Photos

*Attached*

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Tab 2 - Cianci Construction Recently Completed Project Photos



Tab 2 - Cianci Construction Recently Completed Project Photos



Bruce Cianci, As its Pres \_\_\_\_\_  
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*Bruce Cianci*  
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Tab 2 - Cianci Construction Recently Completed Project Photos



Tab 2 - Cianci Construction Recently Completed Project Photos





Tab 2 - Cianci Construction Recently Completed Project Photos



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Tab 2 - Cianci Construction Recently Completed Project Photos



Tab 2 - Cianci Construction Recently Completed Project Photos





Tab 2 - Cianci Construction Recently Completed Project Photos

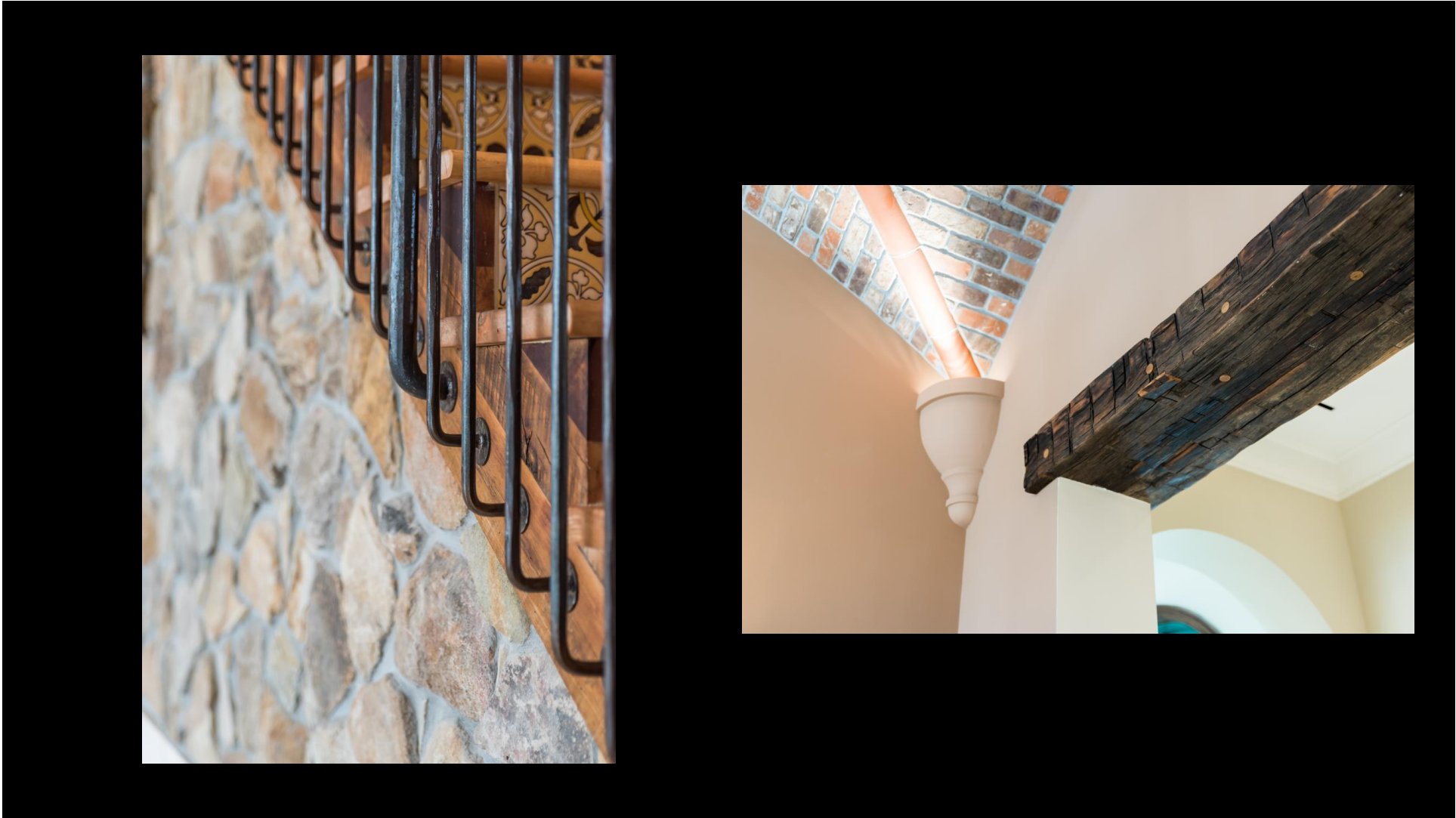


Tab 2 - Cianci Construction Recently Completed Project Photos





Tab 2 - Cianci Construction Recently Completed Project Photos



Tab 2 - Cianci Construction Recently Completed Project Photos





Tab 2 - Cianci Construction Recently Completed Project Photos



Tab 2 - Cianci Construction Recently Completed Project Photos





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Thank you

[Back Cover](#)

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Section 37 of 37

## Certificate Of Completion

Envelope Id: 675E00BDA4F642AA98A1806C57F74DEC

Status: Completed

Subject: Please DocuSign: Cianci\_Statement of Qualifications\_REDACTED.pdf

Source Envelope:

Document Pages: 169

Signatures: 169

Envelope Originator:

Certificate Pages: 1

Initials: 0

Accounting - Cianci

AutoNav: Enabled

4801 South University Drive, Suite 136

Envelopeld Stamping: Enabled

Davie, FL 33328

Time Zone: (UTC-05:00) Eastern Time (US & Canada)

accounting@cianciconstruction.com

IP Address: 50.250.124.201

## Record Tracking

Status: Original

Holder: Accounting - Cianci

Location: DocuSign

5/20/2020 12:34:33 PM

accounting@cianciconstruction.com

## Signer Events

Bruce Cianci

bruce@cianciconstruction.com

President

Pres, Cianci Construction

Security Level: Email, Account Authentication  
(None)

## Signature

DocuSigned by:

  
E7CCDB1EF8C548D...

Signature Adoption: Pre-selected Style

Using IP Address: 50.250.124.201

## Timestamp

Sent: 5/20/2020 12:45:48 PM

Viewed: 5/20/2020 12:50:27 PM

Signed: 5/20/2020 12:54:02 PM

## Electronic Record and Signature Disclosure:

Not Offered via DocuSign

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

## Envelope Summary Events

## Status

## Timestamps

Envelope Sent

Hashed/Encrypted

5/20/2020 12:45:48 PM

Certified Delivered

Security Checked

5/20/2020 12:50:27 PM

Signing Complete

Security Checked

5/20/2020 12:54:02 PM

Completed

Security Checked

5/20/2020 12:54:02 PM

## Payment Events

## Status

## Timestamps