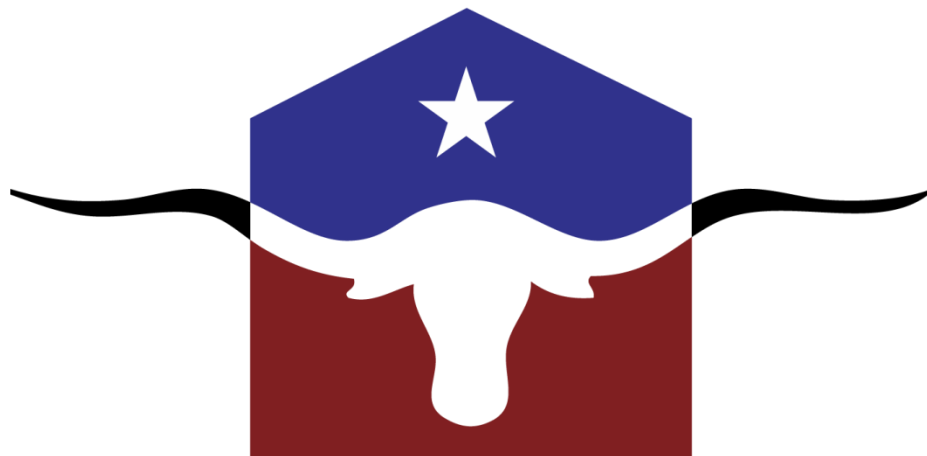


KALEIDOSCOPE OF HOMES™

September 2010

Shady Oaks, Southlake Texas

Vendor Request for Quotes (RFQ)



**GREATER
FORT WORTH
BUILDERS
ASSOCIATION**

Introduction and Background

In 2010, the Greater Fort Worth Builders Association (GFWBA) will be celebrating the 20th Anniversary of the Kaleidoscope of Homes (KOH). This event, presented by the GFWBA as the “Platinum” Kaleidoscope of Homes, is a single site home show spotlighting one of a kind, luxurious custom homes that epitomize the characteristics that most jewelers say about platinum. This KOH will be a rare find, as it is the only home show in the North Texas Area for 2010. This KOH will also be the coveted treasure of discerning individuals, both those looking to make their dreams a reality by buying a new home and those looking to see state of the art and innovative design examples to make existing homes what they dream. The location and the builders that the GFWBA has compiled for this event make this home show perhaps the most exclusive and distinctive that we have seen and may see for a while— a celebration of individuality, superior luxury craftsmanship and uncompromising quality.

This year, we are excited to present a premiere location, with 4 luxury home builders in the exclusive city of Southlake, Texas. Over the past few years, Southlake has become one of the most desired addresses in the Metroplex. Its prestigious, upscale neighborhoods and peaceful country ambience beckon families seeking both the proximity of the big city and the serenity of small town living. The exemplary Carroll ISD schools are known for both their academic and athletic accomplishments. They consistently exceed the state and national averages on SAT and ACT college entrance exams with approximately 98% attending a college or university after graduation. Southlake Carroll has consistently won state 5A championships in football, track, soccer and golf and excels in district and state playoffs in most sports. Carroll is also home to the defending state championship Accounting team, a state champion Robotics team and a nationally recognized Forensics team.

The GFWBA announces the community of Shady Oaks, a development of Terra/HatCreek and the last of its kind-custom home community, to be the site for our “Platinum” 20th anniversary of the Kaleidoscope of Homes. This naturally beautiful, utterly pristine parcel was an oasis in the midst of progress. Now this land once occupied by one of the city's first families is a last-of-its-kind offering - an affluent, one-hundred-acre residential haven called Shady Oaks. Here, Old World influences dominate the architecture and the ambience and life plays out in luxury estate homes set against a backdrop of rolling terrain, stands of mature oak trees, preserved green spaces, parks and ponds.

Terra/HatCreek is a residential real estate development partnership that began in 2004. Comprised of an experienced and dedicated team that specializes in the Southlake/NE Tarrant County market, they are known for creating some of the finest residential neighborhoods in North Texas. This partnership stems from a long standing relationship between two successful real estate companies- Terra Land and Maykus Development.

Bobby Harrell, Kosse Maykus and Paul Spain, the principal partners, work tirelessly to be good stewards in the communities surrounding the neighborhoods which they have developed. They have a comprehensive approach to land planning that takes into consideration the overall vision of the city. Terra/Hat Creek focuses on providing a successful environment for the custom homebuilders they hand pick to build within their communities. They conduct exhaustive research on each builder, including their financial stability, customer service history, their ability to create exceptional luxury homes, and their reputation.

Just as Platinum's rarity as a metal has caused advertisers to associate it with exclusivity and wealth, this Kaleidoscope of Homes will spotlight 4 of the leading builders of premiere custom homes. The 2010 Builders include: Calais Custom Homes, Harrell Custom Homes Inc., Simmons Estate Homes, and Venetian Custom Homes. Each home will be between 6 to 10,000 + square feet and price ranges will be in the 1.5 to 3 million dollar range.

The show will be in September 2010 and will be open six days a week. The hours of the show will be 11 am to 6 pm for 3 weeks. Each year we have approximately 30,000 to 35,000 attendees. This highly-publicized single-site home tour will introduce home buyers to the latest trends in new home architecture, interior design, technological innovations, energy efficient trends and lifestyle features. As a prominent destination location, the Kaleidoscope of Homes™ at Shady Oaks in Southlake, Texas is expected to draw over 40,000 visitors from around the D/FW metroplex area. The Kaleidoscope of Homes™ will attract a broad spectrum of demographic profiles averaging 24 – 65 in age, with incomes of \$50,000+ and a large amount of discretionary income, based upon comparable single-site events throughout the nation.

Approximately 35,000 Official 2010 Kaleidoscope of Homes Magazines are printed and distributed throughout the three weeks of the event. All vendors and suppliers are presented in a two page spread on each builder's layout in our official Kaleidoscope of Homes Magazine. Each supplier and vendor will also have an opportunity to advertise in the official publication and is also allowed to have prime onsite promotional opportunities throughout the event.

I. ADMINISTRATIVE -CONTRACTUAL CONTACT

Any questions regarding contractual terms and conditions or proposal format must be directed to:

Company	
Name	
Address	
City, State, Zip	
Phone	
FAX	
Email	

This must be signed by a person authorized by your company to obligate your company to perform the commitments contained in the proposal. Submission of this proposal will constitute a representation by your company that your company is willing and able to perform the commitments contained in the proposal.

Signature and Date

Printed name and position with company

Objective of RFQ

Vendors will be chosen as either The **Exclusive Vendor** (RFQ accepted by all 4 builders) or **Individual Vendors** (not chosen by all builders) for a particular area of need in building the homes for the KOH (see page 6 for a limited list of potential vendors needed). Those vendors selected to participate in the 2010 KOH from this RFQ will be based upon the most responsive Vendor whose offer will be the most advantageous to the four (4) Builders, Terra/HatCreek Development and the GFWBA in terms of cost savings, the quality of the product, compatibility to the builders vision and existing materials, the development, the event and any other factors deemed necessary by the Developers, Builders and KOH Steering Committee.

Vendor selection committee reserves the right to:

- Reject any or all offers and discontinue this RFQ process without obligation or liability to any potential Vendor,
- Accept other than the lowest priced offer,
- Award a contract on the basis of initial offers received, without discussion or requests for best and final offers, and
- Negotiate with vendor's in the event that the price exceeds available funds, and
- Award more than one contract in a specific area of need.

Vendor's proposal shall be submitted in several parts as set forth in this RFQ. The Vendor will confine its submission to those matters sufficient to define its proposal and to provide an adequate basis for evaluation and decision.

In order to address the needs of this event, the needs of the builders and the level of luxury building being done in this KOH, the GFWBA, the Developers and Builders of the 2010 KOH strongly encourages Vendors to work cooperatively with their suppliers (especially those of national notoriety), and other companies to complement each other's unique capabilities, while offering the best combination of performance, cost, and delivery of product and service being provided under this RFQ. GFWBA and KOH Steering Committee will recognize the integrity and validity of Vendor team arrangements provided that:

- The arrangements are identified and relationships are fully disclosed, and
- A prime Vendor and member is designated that will be fully responsible for all contract performance.

Vendor's proposal in response to the RFQ will be incorporated into the final agreement between the Builder(s) and the selected Vendor(s).

Additionally we are inviting bidders to propose one additional Alternate Bid that provide for cost savings to the builder. Submission of an Alternate Bid is optional, but needs to follow the rules, structure and guidelines within this RFQ.

This is a list of potential areas that the KOH Builders are looking for RFQ's for both Exclusive Vendors and Individual Vendors for their homes. RFQ's for this event should not be limited to these categories, but as an example of products and services needed.

Appliances	Flooring Hardwood	Pest Control
Architects	Flooring Tile	Piers
Brick	Foundation	Plumbing Fixtures
Cabinets	Framing	Pools
Clean up/Haul off	Garage Doors	Roofing Labor
Cleaning	Grading	Roofing Materials
Concrete	Gutters	Sheet Rock
Counters	Hardware	Stairs
Countertops	Home Automation	Stone
Design/Décor Services	HVAC Labor	Trim
Doors Exterior	HVAC Materials	Trim Decorative
Doors Interior	Insulation	Warranty
Electrical	Irrigation	Window Coverings
Elevators	Landscaping	Windows
Engineering	Light Fixtures	Wine Cellars
Exterior Sheathing	Lumber	Other: <i>(This is anything that does not fit under the above categories)</i>
Fencing	Mirrors & Shower	
Fireplace Surrounds	Doors/Glass	
Fireplace Units	Paint Contractors	
Flooring Carpet	Paint Materials	

General Due Dates on Request for Quotes (RFQ)

For: Sept 2010 Kaleidoscope of Homes

The following schedule of events is subject to change at the sole discretion of the GFWBA and the KOH Steering Committee. Below the chart is a brief overview on each event:

Event	Deadline
1. RFQ packet distribution to vendors	November 24, 2009
2. Vendor Meeting	December 2, 2009
3. Deadline for questions on RFQ (email only)	December 14, 2009
4. RFQ submission deadline	December 18, 2009
5. Target date for Review of RFQ's submitted	January 4, 2010
6. Oral Presentations, if necessary	week of January 4, 2010
7. Final Vendor Selection Discussion	week of January 11, 2010
8. Anticipated decision and selection of Vendor(s)	week of January 11, 2010

1. RFQ Packet Distribution to Vendors

This is open to any interested companies and not limited to Vendors just in Texas. As Southlake is a nationally known city, we welcome nationally known vendors to participate in this event. The RFQ can also be found on the KOH website: www.fortworthbuilders.org

Anyone may also call Kim Hill, Director of Programs to get RFQ emailed to them.

Kim Hill, Director of Programs, kim@fortworthbuilders.org, 817-284-3566.

2. Vendor Meeting: December 2, 2009

There will be an opportunity for prospective Vendors to meet with Developers, Builders and Staff for a question and answer session at the GFWBA offices on **December 2, 2009 at 1:00pm- 3:00 pm.**

Location: 7001 Boulevard 26, Liberty Bank Building, 1st floor Auditorium, North Richland Hills, TX 76180

Participation in the Vendor meeting is not mandatory; however, it is limited to two (2) people per company. The purpose of this meeting is to give vendors the opportunity to ask questions about the KOH and their Quotes they are submitting.

If you are intending to send representatives to this meeting, please send an RSVP to Kim Hill, at kim@fortworthbuilders.org or call 817-284-3566. Please provide us name and titles of those attending by **December 1, 2009 at noon.**

3. Deadline for questions on RFQ

All questions pertaining to this RFQ must be submitted by December 14, 2009 **ONLY via email** to kim@fortworthbuilders.org. Questions will be answered by the appropriate individuals and answered within 2 business days via email.

4. RFQ Submission Deadline

All RFQ submissions are due by December 18, 2009 at 5:00 p.m. After 5:00 p.m. no RFQ will be accepted- **NO EXCEPTIONS.**

Proposals conforming to the requirements set in this RFQ need to be delivered to:

Greater Fort Worth Builders Association
Attn: Kim Hill/KOH RFQ
7001 Boulevard 26, Suite 323
Fort Worth, Texas 76180

All submittals must be received in the following format no later than the deadline given above:

- 10 hard copies of RFQ
- 1 PC-CD copy of RFQ

These submittals must be submitted in a sealed envelope or box marked, **2010 KOH Vendor RFQ.** The name and address of the bidder must also appear on the envelope and CD cover.

Text portions of the RFQ are acceptable in Adobe Acrobat® form by the deadline (including via email) but must be followed in CD and hard copy form within two (2) business days after deadline. Failure to deliver hard copies and CD in that time will result in rejection of proposal.

All terms, conditions and costs quoted in the proposer's response will be binding on the vendor for 240 days from the effective date of the proposal.

The KOH Steering Committee reserves the right to waive irregularities and to reject any or all bids.

Any bid may be withdrawn prior to the above scheduled time for the opening of bids or authorized postponement thereof. Any bid received after the time and date specified shall not be considered.

Modification of Bids- Modifications to bids already submitted will be allowed if submitted in writing prior to the time fixed in the RFQ.

5. Target date for Review of RFQ's submitted

Vendor proposals will be reviewed by the Steering Committee, Developers and Builders the week of January 4, 2010.

6. Oral Presentations:

Proposers may be requested to make a presentation on how they will address this proposal. If so requested, vendors will be provided adequate notification of the time scheduled for a presentation. Such presentations are for the purpose of explaining or clarifying any significant elements of the proposal to assist the committee in further evaluating the proposal.

Oral presentation (if necessary) will be during the week of January 4th – 15th of 2010.

7. Final Vendor Selection Discussion/ Anticipated decision and selection of Vendor(s)

Decision and selection of Exclusive and Individual Vendors will be tentatively the week of January 11, 2010.

After the selection of either Exclusive or Individual Vendor, the schedule should include a period of collaboration between the builder (s), developer, and the vendor to better define, elaborate upon and fix the vendor's exact and final scope of Work (the "Final Scope") starting with the date of this Agreement and extending until the completion of the 2010 KOH Show. In collaboration with the builder(s) and developer, the Final Scope will be fixed no later than TBD by Builder **before January 30, 2010**. The Final Scope will be defined by editing, redlining or adding superseding documents or drawings to the Proposed Scope of Work as attached hereto.

Guidelines for Proposal Preparation:

The submitted RFQ proposal is suggested to include each of the following sections. There is no limit to pages for each section.

Include the following sections to your RFQ:

1. Cover/Title page
2. Administrative- Contractual Contact form (see page 4 of this RFQ)
3. Include the following sections. Please be as concise as possible and include any and all back up as needed.

I. Introduction and Executive Summary

This section will present a high-level synopsis of the Vendor's responses to the RFP. The Executive Summary should be a brief overview of the engagement, and should identify the main features and benefits of the proposed work.

II. Scope, Approach and Deliverables

Describe the services and activities that your company proposes to provide. Include all aspects of your offer, overall scope of work tasks, ability to complete the project within the required time frame. This is the section to provide sufficient detail on vendor offer. Include the method and approach used to manage the overall project and client correspondence. Briefly describe how the engagement proceeds from beginning to end and other vendors/suppliers involved in this process. Include a management plan for the work, a schedule for the work, and proof of insurance and bonding.

III. Detailed and Itemized Pricing

Describe and itemize any and all costs that this quote entails. Show where prices are reduced, how builders will benefit by all going with same vendor for a particular service and/or product, or how an individual would benefit by going with your company. Describe quality of products and materials used.

The KOH Steering Committee and the Builders are looking for extensively reduced pricing from Vendors for this event. Those vendors (chosen as either Exclusive or Individual Vendors to the Builders) selected to participate in the 2010 KOH from this RFQ will be based upon the most responsive Vendor whose offer will be the most advantageous to the four (4) Builders, Terra/HatCreek Development and the GFWBA in terms of cost savings, the quality of the product, compatibility to the builders vision and existing materials, the development, the event and any other factors deemed necessary by the Developers, Builders and KOH Steering Committee.

Mandatory Appendix items to include in RFQ submission:

- **Appendix: References**

Provide three current references for which you have performed similar work and at least two comparable previous projects in which the bidder has engaged, with names and telephone numbers of contacts with whom the bidder's previous performance can be discussed if needed.

- **Appendix: Project Team Staffing**

Describe the assignment of work within your companies team. Include biographies and relevant experience of key staff and management personnel. Describe the qualifications and relevant experience of the types of staff that would be assigned to this project by providing biographies for those staff members. Describe bonding process and coverage levels of employees.

Include in this section, the names, addresses and descriptions of key subcontractors which your company would employ and a description of their relevant experience and past performance.

Any subcontractors must be identified in the bid. The KOH Steering Committee, Developers and Builders must know if work is being done outside of the vendor submitting RFQ. Please see the contract on details of subcontractors. Please remember that after contract signing the Builder and KOH Steering Committee reserves the right to approve all subcontractors that were not approved during the RFP process. Denial of a subcontractor by Committee, Builder or Developer will NOT absolve the bidder from getting the work done for the contracted price.

- **Appendix: Company Overview**

Provide any information necessary in regard to your company. Include a brief history of company, year established, number of years in your area of expertise, designations etc.

Evaluation Factors for Award

Any award to be made pursuant to this RFQ will be based upon the proposal with appropriate consideration given to operational, technical, cost, and management requirements. Evaluation of offers will be based upon the Vendor's responsiveness to the RFQ and the total price quoted for all items covered by the RFQ.

The following elements will be the primary considerations in evaluating all submitted proposals and in the selection of a Vendor or Vendors:

1. Completion of all required responses in the correct format.
2. The extent to which Vendor's proposal fulfills the KOH Steering Committee, Developer and Builders wishes as stated in requirements set out in this RFQ.
3. An assessment of the Vendor's ability to deliver the indicated service in accordance with the specifications set out in this RFQ.
4. The Vendor's stability, experiences, and record of past performance in delivering such services.
5. Availability of sufficient high quality Vendor personnel with the required skills and experience for the specific approach proposed.
6. Overall cost of Vendor's proposal.

The KOH Steering Committee and the Greater Fort Worth Builders Association may, at their discretion and without explanation to the prospective Vendors, at any time choose to discontinue this RFQ without obligation to such prospective Vendors.