

# A+ FRAMERS, INC.

Gypsum Drywall Contractor

Metal and Wood Framing

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Construction Proposal	
<b>Client / General Contractor:</b>	<b>Project:</b>
GCG Construction 6819 Porto Fino Cir Fort Myers, FL 33912	The Sanctuary Golf and Social Club 25191 Chamber of Commerce Dr Bonita Spring, FL 24134
<b>Contact Name: Diana Leonard</b>	<b>Project Number: 26-0007</b>

## Proposal

**1/23/2026**

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

### Work Inclusions:

- **Interior framing and drywall per plans dated 12/19/2025.**
- Frame interior partitions and hard ceilings with 20ga 33mil per plan details and specifications.
- Partitions to be framed to the deck 16" O.C. per plans details and specifications.
- Framing of hard ceilings and soffits per plan details with 3-5/8 Metals studs 20ga 33mil.
- Framing of Cloud ceiling. Assumption: Clouds ceiling to be hang with Unistrut and thread road. No structural plan provided at this time.
- Structural framing at back walls, to close former door opening per structural plans.
- Installation of densglass and stucco at new framing at black wall.
- Installation of wall blocking per plan detail. All wood is to be fire-treated.
- Installation of hollow metal frame door. The frame for the metal frame door is to be provided by others.
- Interior wall insulation at walls and ceilings per plan details and specifications.
- 5/8 Gypsum board on walls per partition detail and specifications.
- Moisture-resistant gypsum board or plywood in lieu of drywall per plan detail.
- Plywood 5/8 Fire Rated at selected locations at the Golf Simulator areas per note 26 Page A1
- 90 Degree corner beads.
- Wall finish to be level 5 at areas to be painted or wall paper. Areas above ceiling to be Level 3.
- Black FRP Crane .283 Class-C at kitchen walls and interior side of bar knee wall.
- Acoustical ceiling installation per plans details and specifications.
- Mezzanine work included per plan details and specifications.
- Machinery or scaffold to work over 12' height.
- Debris placed in dumpster provided by others.
- Submittals as required.

### Work Exclusions:

- All work not related to framing and/or drywall.
- Demolition work.
- Fire caulking and fire safing work beyond framing scope.
- Patch and repair of existing firewalls, if any.
- Water proofing / Water barrier
- Protection of exterior, surrounding and/or working areas.
- Engineered shop drawing. (Can be supplied at additional cost.)
- Unforeseen conditions.
- After-hours work.

All materials are guaranteed to be as specified, and the above work to be completed in accordance with the specifications submitted, and completed in a professional manner, and warranted for a period of one year, for the sum of  \$682,139.00  with payments to be according to Payment Schedule and Contract Provisions.

**Payment Schedule and Contract Provisions:**

- Work to be paid on satisfactory work performed, while in the framing and drywall process, once a month.
- Payments to be made as listed above. Payments not received by the invoice due date shall be considered past due. Past-due accounts will be charged an interest charge at the rate of 1.5% per month until the balance is paid in full.
- Conditional waivers will be sent with each payment application.
- Unconditional waivers will be provided after paid funds have cleared in the business bank account.
- No release of lien shall be signed unless payments have been received and the check has cleared in the business bank account.
- Contract to include a provision similar to: "Subcontractor can slow or stop work without liability or penalty if it has not been paid its draw request in 45 days after submission"
- Contract to include a provision similar to: "Subcontract should not be responsible for delay or cost related to declared US national state or municipal emergency, changes in law, duties or tariff and any supply chain issue resulting there from collectively "an emergency", subcontractor should be entitled to an equitable adjustment on the contract price and schedule as a result of the forgoing providing however that subcontractor should not be entitled to any mark up, fees or profits on the portion of the cost increase."
- Price is subject to confirmation after final approved drawings and specifications are reviewed.
- Price is subject to material and/or labor price increase after 04/01/2026 and before the beginning of the work.
- Material cost to be adjusted properly at time of execution of work depending on current status and implementation of tariff on steel and other construction materials like wood, drywall, plastic and so on.
- Labor cost and time of execution of project to be adjusted accordantly to current market price and supply of qualified labor at time of execution of work. Current lack of qualified labor is affecting the production time and the labor cost of all projects nationwide.

**Specifications and Project Terms:**

- Contractor to provide a source of power supply.
- Contractor to provide dumpster.
- Contractor is to provide a copy of the bond (if any).
- At least a 48 hours' notice is required to start mobilization.
- Work is estimated to be completed as production/mobilization. Therefore, areas not ready to be done at mobilization will require to be completed on an hourly basis. This will be reviewed and agreed upon by both the contractor and subcontractor.
- For extra or additional work; the hourly rate is set at \$80.00 one man-hour. Minimum of four hours.
- The unit floor has to be clean of boxes and/or other trade materials, tools, or trash before performing the above-mentioned services.
- For drywall finishing to be performed, the unit must have temporary air conditioning or proper ventilation.
- No other subcontractor or trade is allowed to work the day(s) drywall is hanging and/or finishing.
- Work Agreement proposal and Work Agreement's proposal price is for normal business hours.
- This Work Agreement is to become an integral part of any future contract.
- This proposal might be withdrawn if not accepted within 30 days.

**Acceptance of Proposal**

The above cost, specifications, and project terms are satisfactory and therefore accepted. You are authorized to complete the project work as specified. Payment will be made as specified above. The start date for this project is set to be: \_\_\_\_\_

Signature \_\_\_\_\_ Name \_\_\_\_\_ Date \_\_\_\_\_