

A+ FRAMERS, INC.

Gypsum Drywall Contractor

Metal and Wood Framing

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Construction Proposal

Client / General Contractor:	Project:
J Jordan Homes South LLC 112 S Grant St Hinsdale, Illinois 60521	DMG Development Office 550 5th Ave S Naples, Florida 34114
Contact Name: Setve Smith	Project Number: 25-0095

Proposal

September 27, 2025

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 09/03/2025.**
- Frame interior partitions and barn doors header with 20ga 19mil EQ per plan details and specifications.
- All partitions to be framed to the deck 16" O.C. or bottom chord of trusses.
- Supply and installation of Pk-Door at door 109
- Framing of window header for door 107 per note on New reflecting Ceiling Plan, page A1.1.
- Installation of in-wall blocking for barn doors 108, windows bucking A, and TVs. All wood to be fire-treated.
- Interior wall insulation, sound batt R13, per plan details.
- 5/8 Gypsum board on new walls. Standard for commercial buildings.
- Moisture-resistant gypsum board or plywood in lieu of drywall per plan detail or as needed.
- 90 Degree corner beads.
- Wall finish to be level 4. Selected areas to be level 5
- Limited patching and repair of existing walls. Allowance of \$2500.00 included in base price. Some imperfections are expected. (Exclude firewall)
- Machinery or scaffold to work over 12' height if needed.
- Debris placed in dumpster provided by others.
- Submittals as required.

Work Exclusions:

- All work not related to framing, insulation and/or drywall.
- Demolition work.
- Fire caulking and fire saftying work beyond framing scope.
- Patch and repair of existing firewalls - fire ceilings.
- Waterproofing / Water barrier.
- Protection of exterior, surrounding, and/or working areas.
- Engineered shop drawing. (Can be supplied at additional cost.)
- Unforeseen conditions.
- After-hours work unless Optional Contract Addition is accepted.

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 **\$19,212.00** with payments to be according to Payment Schedule.

Allowance included in base price:

Allowance: Drywall patch and repair - existing Walls	\$2,500.00
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Payment Schedule and Contract Provision:

- 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 12/01/2025 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 nation wide.
- 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.

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).
- 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 \$100.00 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.

A+ Framers, Inc.**Date:**

Acceptance of Proposal

The above cost, specifications, and project terms are satisfactory and therefore accepted. You are authorize 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 _____