

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:

- Acoustical ceiling installation per plans dated: 09/03/2025
- Material estimated price is for:
 - o Repair of Armstrong Prelude XL Suprafine 9/16 White Grid.
 - o All new tiles Armstrong Calla 2x4 Square Tegular #2825 White Tiles
- Installation of wires for light fixtures.
- One bundle of extras tile left at job site.
- Debris placed in dumpster provided by others.

Work Exclusions:

- All work unrelated to acoustical ceiling grid repair and new tiles installation.
- Demolition work/
- Insulation above ceiling work.
- Tile installation at fire sprinklers head to be installed by fire sprinkler subcontractor. Tiles supply by A+ Framers, Inc.
- Tile installation at fire alarms, motion sensors, exit lights, speaker, lights in general that are installed through the tile to be installed by others. Tiles supply by A+ Framers, Inc.
- Fire caulking and fire safing work.
- Protection of exterior-surrounding areas.
- Engineered shop drawing. (Can be supply at additional cost.)
- Unforeseen conditions.

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 **\$14,818.00** with payments to be according to Payment Schedule.

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 collectedly "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 12/014/2025 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 accordingly 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 dumpster for debris.
- Contractor to provide a source of power supply.
- Ceiling grid and tile work is estimate 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 at scheduling for start to hang grid or tiling and agreed upon by both contractor and subcontractor.
- Ceiling acoustical tiles will be installed after electrical, air condition, low voltage and fire sprinkles have passed inspections and their work above the grid is considered 100% done.
- Tile installation at fire sprinklers heads to be performed by job site fire sprinkler subcontractor. Tiles supply by A+ Framers, Inc.
- Tile installation that require or have any fixture attached to the tile, to be installed by trade supplying the fixture. Tiles supply by A+ Framers, Inc.
- Excessive damage to acoustical ceiling grid and/or acoustical ceiling already finished will be repair on hourly basis upon agreement between contractor and subcontractor.
- The unit floor have to be clean of boxes and/or other trades material, tools or trash for performing the above mentioned services.
- Hourly rate is set to \$100.00 one man hour. Minimum of four hours.
- Work Agreement proposal and Work Agreement's proposal price is for normal business hours.
- This Work Agreement to become an integral part of any future contract.

A+ Framers, Inc.

Date:

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 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:

Grid Installation: _____

Ceiling Tile Installation: _____

Signature _____ Name _____ Date _____