

GRAHAM CONSTRUCTION, LLC
12525 Memorial Parkway SE
Huntsville, Al. 35803
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10/30/2023

Exhibit A Scope of Work for Main Street Café Madison

Graham Construction LLC. proposes to complete the work for the Main Street Cafe per the unit rates and scope of work listed below, at a not-to-exceed guaranteed maximum price listed below. Any changes or additions to the listed scope of work that will affect the maximum price will be executed by a formal change order.

Scope of Work

- Includes the construction of a new dry storage room consisting of light gauge metal stud wall and roof framing, exterior rated panel sheathing, interior drywall with FRP panels, 1 each 3'0-6'8 door and 1 each 4'0 wide over-head door. Existing slab to be reused.
- General carpentry- Includes the replacement of sections of baseboard and crown molding as necessary.
- Roofing and coping- Includes the relocation of electrical conduits and junction box from metal roof over kitchen. Remove and dispose metal roof and batten, and loose gravel at built up roof over kitchen. Repair existing wood roof deck and install mechanically attached 2" Poly-Iso 4'x8' insulation boards over kitchen area and new room addition. Includes the installation of new .060 mil PVC single-ply membrane roofing system over new Iso. Remove and dispose existing metal coping over 3 parapet walls over kitchen. Install new 24g custom fabricated pre-finished metal coping. Includes the reinstallation of all rooftop appliances/electronics that are currently attached. Includes reflashing of all roof penetrations. **Continental Roofing Lump Sum \$28,300**
- Flooring- Includes miscellaneous repairs to existing kitchen quarry tile.
- Paint- Includes the prime and finish painting of the new dry storage interior and exterior, and miscellaneous paint touch up throughout.
- Appliances/Equipment- Includes the relocation of ice maker to new dry storage room.
- Plumbing- Includes the installation of a new water supply and drain in new dry storage for ice maker.
- HVAC- Includes the replacement of mechanical grilles as necessary. Includes the installation of a through-wall A/C unit in dry storage.
- Electrical- Includes the installation of a dedicated circuit to new window A/C unit, a dedicated circuit to ice maker, standard receptacles, flat panel LED lights and switch circuitry in new dry storage.

Proposal

<u>Unit Rates and Markup</u>			
Onsite Superintendent/Project Manager	weekly	\$	2,500.00
Carpentry	hourly	\$	65.00
Materials and Equipment	markup		10%
Painter	hourly	\$	45.00
Paint Materials	markup		10%
Plumber	hourly	\$	125.00
Plumbing Materials	markup		10%
HVAC Mechanic	hourly	\$	90.00
HVAC Helper	hourly	\$	40.00
HVAC Materials	markup		10%
Gas Fitter	hourly	\$	125.00
Gas Helper	hourly	\$	50.00
Gas Materials	markup		10%
Electrician	hourly	\$	75.00
Helper	hourly	\$	50.00
Electrical Materials	markup		10%
Architect/Engineer Design per Invoice	markup		10%
Overhead/Fee (Total of Labor and Materials)	markup		11.70%
Exclusions			
<ul style="list-style-type: none"> - Any and all scopes of work other than specifically stated above. - Unforeseen or unsuitable conditions. - After hours or shutdown work. - 3rd party or special inspections. - Hazardous materials abatement or removal. - We will not be responsible for any schedule delays due to the availability of materials, shipping and services. 			
Guaranteed Maximum Price			\$ 110,000.00