

Exhibit A – General Project Information

Construction Services – Lump Sum Contract
Request For Proposal

Sanger, TX



1880 Southpark Drive, Birmingham, AL 35244

R E Q U E S T F O R P R O P O S A L

DATE: February 25, 2026

TO: All Bidders

SUBJECT: Brakes Plus – Sanger, TX

Brakes Plus LLC is requesting proposals for the construction of a new facility located in Sanger, TX. Your firm is invited to submit a lump sum proposal for the Construction Services associated with the work outlined in the attached drawings and specifications.

Field visits to review the proposed site are encouraged and should be scheduled and coordinated through the Brakes Plus representative listed here within. Included in this Request for Proposal are the following documents which have all been uploaded to the Dropbox link included in the bid invite email:

- **Exhibit A** – General Project Information (Contained within this document)
- **Exhibit C** – Scope of Services (Contained within this document)
- **Exhibit D** – Bid Proposal Form
- **Exhibit E** – Bid Design Documents
- **Exhibit E1** – Specifications
- **Exhibit F** – Proposed Contract Form
- **Exhibit G** – Geotechnical Engineering Report

Please review the enclosed information and follow the instructions below for proposal delivery. Should you have any questions regarding this Request for Proposal, please contact Chris Plummer at chris.plummer@expressoil.com

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Estimated Project Schedule:

The Schedule anticipates the following milestone dates:

RFP Issued	February 25, 2026
Response due	March 18, 2026 @ 2:00PM CST
Award GC Contract	March 25, 2026
Construction Start	April 13, 2026 (tentative)

All RFI's are to be submitted on provided form via email to:

chris.plummer@expressoil.com

Proposal Delivery:

Proposals must be submitted in electronic format to the contact listed below. The original bid tab excel spreadsheet must be submitted a blank copy can be found via the link in the RFP email.

Proposals should be sent electronically to:

Chris.plummer@expressoil.com

Chris Plummer

Express Oil Change & Tire Engineers
Brakes Plus
1880 Southpark Drive, Birmingham, AL 35244
www.expressoil.com www.brakesplus.com

Sincerely,

Chris Plummer

Senior Construction Estimator

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The Contractor represents that, prior to submitting a response to this Request for Proposal; they have carefully reviewed the enclosed documents and inspected the site of the proposed work. In addition, they are fully informed of the conditions under which the work is to be performed. The Contractor further represents that they have satisfied themselves to the actual conditions of the premises, existing construction, actual elevations, site logistics, local code restrictions, and any other conditions affecting the completion of the intended work. It being hereby understood and agreed that no considerations will be allowed subsequent to the Contractor's submission of their response to the Request for Proposal by reason of error, or oversight, on the part of the Contractor or on account of interference by other Contractor's activities.

Contractor's Proposal shall, at a minimum, comment and address the following issues:

If your firm has completed a project with us in the last 12 months please skip items 1-3

1. **Similar Projects:** Identify similar projects your firm has completed in the last three (3) years. Provide general information on the project such as location, square footage, scope of work, services rendered, cost and references for the project Owner. Please include name, address and telephone number for all references.
2. **Resumes:** Provide detailed resumes of the proposed project manager and site superintendent who will be permanently or partially assigned to the proposed project.
3. **Brief Narrative:** describe your approach to the project relative to site logistics, rubbish removal, phasing, site mobilization and demobilization, subcontractor staging, employee parking, site utilities, security, etc.
4. **Schedule:** Provide a detailed construction schedule for the project based upon the Milestones Dates noted in Exhibit A – Project Information. Also, provide comments on the milestone dates enclosed and advise if your firm concurs with the proposed dates. An updated schedule must be submitted with each pay application.
5. **Current Projects:** Provide a list of current projects and project values along with company's annual revenue.
6. **Building Permit:** Owner to reimburse payment for all permits fee's required by all jurisdictions having authority. The contractor shall not mark up the permit fees and provide a receipt with invoice. All plans have been submitted by the Owner, contractor to assist with all outstanding permit requirements of the local jurisdiction.
7. **Scope of Services:** Acknowledge the acceptance of Exhibit C - Scope of Services enclosed in this Request for Proposal. If Contractor takes exception to any of the services that are requested, identify exceptions and provide a detailed explanation.
8. **Bid Form:** Complete in full the enclosed Exhibit D – Brakes Plus Bid Proposal Form.
9. **Contract:** Acknowledge the acceptance to Exhibit F – Proposed Contract Form. If Contractor takes exceptions to any contract language requested, identify exceptions and provide a detailed explanation and proposed revisions.

Exhibit C – Scope of Services

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The Contractor's Proposal shall include, as a minimum, the following Scope of Services. The following scope items are intended to clarify, but not limit, the Request for Proposal:

1. Contractor shall manage, with his own personnel and qualified subcontractors, all construction work required for the demolition, construction, and refurbishment in accordance with the Contract Documents prepared by the Architect and Engineer. It is the intent of this Request for Proposal to contract with a General Contractor who will provide "above" industry standard construction services as referenced in this Request for Proposal.
2. Temporary utilities (if necessary) for the construction.
3. Rubbish removal from the premises will be the Contractor's responsibility including all labor and dumpsters costs. Contractor shall clean up all waste materials, rubbish and debris resulting from its operations at such frequencies as required to maintain a clean and safe working job-site. Contractor shall coordinate the preferred route and/or procedures for the removal of construction debris with the Landlord and/or shopping center owner. This shall apply to not only the job site but any common areas or adjoining properties affected by the construction.
4. Final cleaning of the completed project and any common area will be required by the Contractor prior to Substantial Completion. Contractor shall include in this proposal the cost to complete the final cleaning. The final cleaning shall include, but not limited to, vacuuming carpets, wiping down millwork and door openings, cleaning window interiors, bathrooms, etc. as required for a complete final cleaning of the space.
5. Contractor shall be required to conduct a conditions survey of the project site prior to the start of construction. The labor, material and documentation tools required for such a survey shall be included in this Proposal. The intent of the existing condition survey is to document the base building conditions/site prior to Contractor acceptance.
6. Contractor shall not conduct meetings, nor communicate with others, with respect to the work, except with the special authorization and approval of the Owner.
7. Contractor shall be responsible for advising Owner, and his consultants, of all laws, ordinances, rules, regulations, orders, state and local building codes or requirements of authorities having jurisdiction over the project. If Contractor performs work under the contract knowing it to be contrary to the requirements of the authorities having jurisdiction over the work, and without advising Owner or his consultants of such requirements, Contractor shall assume full responsibility of such work and all associated cost for appropriate modifications which may be required by authorities having jurisdiction over the work.

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All job site security required for the project shall be the responsibility of the Contractor. In addition, Contractor and its subcontractors and representatives shall comply with all security regulations of the Landlord and/or the Building Management.

8. Contractor shall maintain a detailed and accurate shop drawing and product submittal control system for the project. The system shall be updated on a weekly basis and reported to the Owner for coordination. The schedule responsibility is that of the Contractor and negligence in coordinating the shop drawing process does not relieve Contractor from its contractual obligation for Substantial Completion.
9. Any proposed Cost and/or Schedule changes to the Lump Sum Price consisting of additions, deletions or modifications shall first be authorized in writing by the Owner. Contractor shall provide detailed back up and pricing so that the cost and/or schedule claim for the revisions can be properly evaluated.
10. The Owner reserves the right to terminate the Contractor's agreement, without cause, upon five (5) business day's written notice to the Contractor. After such termination, Owner shall reimburse Contractor for that portion of the work in place, or services rendered, on the date of termination and for justifiable losses arising from Contractor's advanced commitments which cannot be cancelled.
11. The Contractor shall provide the following activities as part of their proposed scope of services:

A. Construction Services

1. Review documents relative to building code issues and requirements under local municipal jurisdiction. Advise and comment to Owner of issues, which may be of influence to securing of the building permit or the Certificate of Occupancy.
2. Identify potential long lead material requirements and establish a program to secure all materials for project. In addition, and if required by Owner, advise of alternative materials and/or suppliers which could be substituted for the long lead materials. Provide recommendations to the Team and secure long lead materials and vendor commitments.
3. Review contract documents relative to building code issues and requirements under local jurisdiction. Advise and comment to Owner of issues, which may be of influence to securing of the building permit.
4. Pickup Building Permit and provide standard and customary documents that may be required by governing municipalities.

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Establish a shop drawing control system to expedite and track shop drawings, product submittals, samples, etc. Maintain and update system weekly and report to the Team during Owner's Meetings and/or conference calls.

5. Receive and review, for compliance with Contract Documents, all subcontractor and material vendor shop drawings, submittals, samples and all other required information submitted by subcontractors. All submittals shall be reviewed and commented upon by Contractor for contract compliance prior to submittal to Owner.
6. Schedule, monitor and implement the flow of all documents and materials for the proper sequence of approvals by the Owner so as to prevent delays in the progress of the work.
7. Coordinate and manage the field work to be performed by all subcontractors and material vendors from commencement through final completion. Ensure materials furnished and the work performed is in accordance with the Contract Documents.
8. Coordinate and exercise regulatory control over all subcontractors.
9. Coordinate and supervise the efforts of all subcontractors and material vendors, and Owner designated contractors, to ensure that the scope of work is on schedule and constructed in accordance with the contract documents.
10. Owner will provide and pay for 3rd party Construction Materials Testing. Contractor to coordinate all testing and special inspections as required by the Contract Documents, and local building codes.
11. Oversee, manage, supervise and initiate all safety precautions and programs in connection with the performance of the Contract in accordance with all governmental agencies having jurisdiction.
12. Provide the use of on-site labor and where necessary, temporary use of lifting equipment to assist Owner and Owner's vendors with the unloading of such things as car lifts, compressors, tire equipment and millwork; items that Owner needs to place or install in order for Contractor to complete its work.
13. Maintain full time or part-time, as the scope of work calls for, project manager and superintendent to coordinate and monitor the work.
14. Establish a clear organization with true lines of authority in order to carry out the Contract Documents.

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15. Maintain a record-keeping system to monitor and track the progress of the work. Such records shall include, but not limited to, correspondence, contracts, purchase orders, meeting minutes, daily reports and logs, progress schedules, jobsite manpower reports, material delivery shipment tickets, shop drawings, etc. onsite to comply with the Contract Documents.
16. Clarify the scope of work with all subcontractors and materialmen so that the Contract Documents are met. In the event that the interpretation of the meaning or intent of the Contract Documents becomes necessary, ascertain interpretation through an RFI and coordinate that interpretation to the appropriate subcontractors and material vendors.
17. Manage, observe and constantly review the adequacy of the subcontractor's supervision, personnel, materials and equipment on the jobsite. Provide due diligence to investigate the availability of materials and supplies intended by the Contract Documents. Where inadequate availability of materials and/or supplies, direct the necessary actions required to comply with the intent of the Contract Documents.
18. Chair weekly foreman's progress meetings with subcontractors and material vendors to discuss safety, schedule, coordination efforts, mobilization, means and methods and problems associated with the project.
19. Chair weekly Owner/Contractor Progress Meetings with the Owner to discuss coordination efforts, procedures, progress, problems, scheduling and open issues.
20. Prepare monthly progress payments and make approvals in accordance with Owner and Building Management procedures and timetables. All subcontractor and material vendor Applications for Payment shall be submitted to Contractor with a sufficient Trade Payment Breakdown to allow for verification of work completed in the field and summarization of contract values.
21. Contractor's Monthly Application for Payment is due by the 25th of each month.
22. Establish a Trade Payment Breakdown with each subcontractor and materialmen of their contracted work prior to the submission of the first Application for Payment.

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23. Receive, manage and review all requests for change orders and obtain written approval from Owner prior to commencement. Provide adequate supporting backup to justify pricing as required by Architect, Engineer, and Owner.
24. Review all change orders proposed by Owner and/or Architect/Engineer and make recommendations regarding practicability, cost and the effect on the completion of the project schedule.
25. Coordinate with the Owner's designated vendors, such as lift installer, mover, specialty contractors, etc., field conditions, hoisting and installation logistics and procedures.
26. Coordinate with the Owner's designated vendors, such as lift installer, mover, specialty contractors, etc., field conditions, hoisting and installation logistics and procedures.
27. Install Owner furnished OX Blue camera per specifications provided by manufacturer. Coordinate location with Owner prior to installation. Camera must be clear of obstructions during construction and will not be removed until contractor has obtained CO. Contractor shall retain camera boxes for duration of the project and return to OX Blue with provided return shipping labels.

B. Post Construction Services

1. Manage and coordinate the completion of the Architect's/Engineer's Punchlist in accordance with the approved and accepted schedule for punchlist completion.
2. Prepare documentation for Certificate of Substantial Completion and Final Completion, as well as, procure applicable governmental Certificate of Occupancy requirements.
3. Compile in an organized manner subcontractor and material vendor close-out documents, such as guarantees, warranties, operation manuals, testing reports, as-built drawings, etc. and submit to the Owner for review and approval.
4. Close all subcontractor and material vendor subcontracts and purchase orders in an expeditious manner and resolve claims/disputes for the final contract acceptance.
5. Compile and turnover all record and close-out documents as required by the Contract Documents and the List of Closeout Documents attached as exhibit H. Closeout documents shall be provided via Dropbox link to the Owner.
6. Provide Final Unconditional Lien Waivers for each subcontractor and the General Contractor prior to final Retainage Payments
7. Prepare Final Progress Payment for all subcontractors and material vendors

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The undersigned, as bidder, declares that they have carefully reviewed and examined the information contained in this Request for Proposal and hereby proposes to complete the services requested including labor, material, equipment, supervision, insurance, freight, taxes, overhead and profit for the above mentioned project.

A. Bid Information

Bidder (Company Name): _____

Signed By: _____ **Dated:** _____

B. Bid Breakdown

You must submit your bid using the original excel spreadsheet included with the bid documents.