



SUBCONTRACTOR BID PACKAGE

# Demolition + Garage-Door Infill Bid Package

Selective Demolition, Removals, Exterior Infill, Weather Protection

<b>Project</b>	Garage Conversion to Two Bedrooms	<b>Client</b>	Fanny
<b>Address</b>	1312 Harbins Rd., Dacula, GA	<b>Status</b>	For subcontractor pricing; not final client quote
<b>Contact</b>	freshstartcm1@gmail.com · (770) 356-5319	<b>Return By</b>	_____

This package is issued for subcontractor pricing before Fresh Start releases the final client quote. Pricing should address removal of garage-door components and construction of the former garage opening infill as required for the two-bedroom conversion.

**Bid instructions:** Subcontractor pricing should include labor, materials, equipment, mobilization, schedule assumptions, exclusions, and any conditions that may affect the final contractor quote issued to the client.

**Important status note:** This document is for trade pricing only. It is not the final client contract amount until Fresh Start reviews returned subcontractor numbers and enters the completed quote totals.

## Scope to Price

Bid Category	Scope to Price
Selective removals	Remove or modify garage-door panels, tracks, opener equipment, loose fixtures, shelving, and conflicting items.
Opening preparation	Prepare the former garage-door opening for framed infill and coordinate field dimensions before pricing final material quantities.
Exterior infill	Price framing, sheathing, weather barrier, insulation coordination, trim, and finish work required to integrate the infill with the existing exterior.
Protection and cleanup	Protect adjacent areas during demolition and leave the work area broom-clean for the next trade.

## Clarifications

Subcontractor should identify any assumptions regarding hidden conditions, finish matching, repair limits, disposal, and schedule sequencing. Plumbing is excluded because no plumbing is required for this layout.

## Subcontractor Pricing Response

Pricing Item	Subcontractor Entry
Base labor	\$ _____
Materials / allowance	\$ _____
Equipment / rentals	\$ _____
Permit or inspection allowance, if any	\$ _____
Schedule duration	_____
Exclusions / assumptions attached	Yes / No
Total subcontractor proposal	\$ _____

Submitted by: \_\_\_\_\_ Company: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_