



SUBCONTRACTOR BID PACKAGE

Electrical + HVAC + Life-Safety Bid Package

Electrical Rough-In, Lighting, Devices, Alarms, HVAC Coordination

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

This package is issued for subcontractor pricing related to power, lighting, conditioning, and life-safety coordination for the proposed two-bedroom personal care home 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
Electrical rough-in	Price outlets, switches, lighting rough-in, device boxes, service coordination, and related finish devices required for bedroom use.
Lighting and fixtures	Include fixture allowance assumptions, switch locations, and any required coordination with ceiling conditions.
Life-safety coordination	Price alarms, required devices, or inspection-related items applicable to the conversion and personal care home environment.
HVAC coordination	Price the selected heating and cooling approach or clearly state allowance, assumptions, and exclusions for conditioning the new bedrooms.

Clarifications

Subcontractor should state assumptions regarding existing panel capacity, permit requirements, inspection items, fixture allowances, HVAC equipment, ductwork, controls, and warranty. 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: _____