



SUBCONTRACTOR BID PACKAGE

# Framing + Drywall + Interior Finish Bid Package

Interior Framing, Closets, Hall, Drywall, Paint, Trim, Doors

<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 pricing the interior build-out of two bedrooms. Existing window placement controls the bedroom locations, and ADA-compliant hallway and closet clearances leave limited square footage for additional architectural adjustment.

**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
Interior framing	Frame bedroom walls, closet walls, hallway/circulation, storage, door openings, and required blocking per the recommended layout.
Drywall work	Install, finish, sand, and prepare drywall at new and affected walls/ceilings.
Paint and trim	Price primer, paint, base trim, casing, door trim, and touch-up work required to deliver a finished residential appearance.
Doors and hardware	Include interior doors, closet access coordination, and hardware assumptions where applicable.

## Clarifications

Subcontractor should list any assumptions regarding wall height, existing ceiling conditions, patching limits, paint colors, trim profiles, and door/hardware allowance. 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: \_\_\_\_\_