REFERENCE ONLY. NOT FILLABLE. To enter prices, download the Excel bid sheet (.xlsx) or use the online bid form.

HUGHSTON HOMES: DRYWALL BID SHEET (Furnish & Install)

Georgia & Alabama Operations · Bid Form & Leveling Schedule · v1.1

HOW TO USE THIS SHEET

1. Bidder: complete the header and the shaded price cells on the “Drywall Bid Form” and “Terms” tabs. Do not change descriptions or units.

2. Prices are firm for the term stated on the Bid Form. Any later increase requires ninety (90) days’ prior written notice per the Master Subcontract Agreement (to Jennifer Ledford, jledford@hughstonhomes.com, and Carrie Bishop, cbishop@hughstonhomes.com).

3. Bid to the documents: Drywall Scope of Work (HH-DWL-SOW-001, v1.4) and the Drywall Specification (HH-DWL-SPEC-001, v1.4), read with the Master Subcontractor General Requirements.

4. Bid the shaded price cells in Sections A-C. Hughston applies your unit prices to our own quantity take-offs to level bids; per-model lump sums are not requested.

SPECIFICATION BASIS: ALL BIDS PRICED TO THESE (apples-to-apples)

- FURNISH & INSTALL (turnkey): the SUBCONTRACTOR furnishes ALL drywall material, gypsum board, joint compound, joint tape, corner bead, and fasteners, and hangs and finishes it.
- Board: ½″ at walls; ⅝″ at all ceilings and throughout the garage; ⅝″ Type X (or equal) at the garage/dwelling separation and any rated assembly.
- Finish: walls to Gypsum Association Level 4; ceilings smooth, spray-applied, no texture; the garage finished to match the house; three-coat system per ASTM C840.
- Board shall be manufactured in the United States; board made with phosphogypsum is not acceptable (per Spec).
- Fasteners: screws in the board (~6″ o.c.; ~7/stud, 8/ceiling truss); nails in corner bead; floating interior corners. Corner bead by type (paper inside, metal square outside, bullnose where specified).
- Included in the unit price: garage electrical-chase cover, pot shelves / wardrobe tops / AC & water-heater platforms (smooth), wrapped beams with corner metal, attic scuttle / access panels, final pick-up, minor-damage patch after finish trades, daily cleanup, and one scheduled year-one service visit.
- NOT included (by others): wet-area tile backer (tile trade); exterior porch/patio ceilings (siding); draft stops, chases & pre-drywall framing (framer); garage sill-plate air-seal caulk (insulator).

Bid basis: HH-DWL-SOW-001 v1.4 · HH-DWL-SPEC-001 v1.4 · Master Subcontractor General Requirements v1.3.

Prepared by: _____ Date issued: _____ Bids due: _____ Return to: Purchasing

DRYWALL: BID FORM (Furnish & Install)

Program / Community: _____
Subcontractor (Bidder): _____
Contact / phone / email: _____
Markets serviced: _____
Prices firm through (date): _____
Date: _____

Legend: shaded cells = enter your price (material + labor). Do not change descriptions or units.

Step 1 State(s) this bid covers (REQUIRED):

Choose Georgia, Alabama, or Both (same pricing). If your pricing differs by state or county, submit one bid per area.

Step 2 Areas / counties serviced (mark X in the box for each area you cover)

If your pricing differs by county, complete and submit a SEPARATE bid sheet for EACH county (one Excel per pricing area).

Georgia

	Appling / Evans
	Columbus
	Forsyth
	Harris County
	LaGrange
	Midland
	Newnan
	Perry
	Warner Robins

Alabama

	Auburn
	Opelika
	Lee County
	Fort Mitchell
	Other (specify area):

Step 3 Complete the bid form below.

A. FURNISH & INSTALL UNIT PRICES (per SF of drywall unless noted)

Item	Description	Unit	Unit Price	Notes
A.1	Standard walls & ceilings, ½″ walls / ⅝″ ceilings, hang & finish (walls Level 4; ceilings smooth spray)	SF		board face area [1]
A.2	Garage, ⅝″ board, hung & finished smooth to match the house	SF		
A.3	⅝″ Type X at garage/dwelling separation & any rated assembly	SF		
A.4	Wrapped beams, soffits & dropped ceilings, board + corner metal	LF		
A.5	Attic scuttle / access-panel openings finished	each		

B. ADDERS / OPTIONS (per SF unless noted)

Item	Description	Unit	Unit Price	Notes
B.1	Level 5 finish where specified	SF		over Level 4
B.2	High / vaulted ceilings over 9 ft, access adder	SF		
B.3	Moisture-resistant board where specified	SF		non-wet areas

B.4	Fire-rated assembly extras, ⅝″ Type X beyond the standard garage/dwelling separation	SF		
B.5	Sound-attenuation assembly extras (resilient channel, second layer), priced separately from fire-rated	SF		
B.6	Basement stairs, hang & finish the basement stairwell / entry	per stairwell		
B.7	Basement ceiling, hang & finish	SF		
B.8	Curved / radius walls	LF		
B.9	Bullnose corner bead upgrade where specified	LF		

C. SERVICE

Item	Description	Unit	Unit Price	Notes
C.1	One scheduled year-one service visit	per house		included, no charge
C.2	Additional service trip beyond scope (owner/other-trade caused)	each		

[1] SF of drywall = total installed board face area (both wall faces plus ceilings), not floor area. If your basis differs, state it in Notes. Hughston applies your un

DRYWALL: TERMS

COMMERCIAL TERMS (bidder completes shaded cells)			
Item	Term	Value	Notes
T.1	Price validity, prices firm through		then 90-day written notice to increase (MSA)
T.2	Payment terms / draw basis		
T.3	Payment preference (ACH or Check)		Hughston's preference is ACH. No charge for ACH.
T.4	Board manufacturer(s) & US-made / no-phosphogypsum confirmed (Y/N)		attach product data
T.5	Board distributor(s) / supply house		
T.6	Moisture-resistant board, product / type used		e.g., paper-faced WR board or glass-mat/cement backer
T.7	Crew size / homes per week capacity		
T.8	Lead time to start after PO		
T.9	Saturday / overtime availability (Y/N)		
T.10	Warranty, 1 yr from Final Closing acknowledged (Y/N)		per SOW Art 8
T.11	5 p.m. next-business-day / 10-business-day service acknowledged (Y/N)		
T.12	Licensing & insurance meet MSA (Y/N)		attach proof

DRYWALL: BID LEVELING (internal)

Enter each bidder's prices; “Low” flags the best number per line.

Line / Item	Vendor 1	Vendor 2	Vendor 3	Vendor 4	Vendor 5	Low
Walls & ceilings ($/SF)						0
Garage ($/SF)						0
Type X rated ($/SF)						0
Wrapped beams/soffits ($/LF)						0
Access panels ($/each)						0
Level 5 adder ($/SF)						0
High ceilings adder ($/SF)						0
Moisture board ($/SF)						0
Fire-rated adder ($/SF)						0
Sound-attenuation adder ($/SF)						0
Basement stairs ($/stairwell)						0
Basement ceiling ($/SF)						0
Radius walls ($/LF)						0
Bullnose ($/LF)						0
Extra service trip ($/each)						0
Payment terms						
Lead time						
Prices firm through						