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

HUGHSTON HOMES: PAINT BID SHEET (Interior / Exterior, Furnish & Install)

Georgia & Alabama Operations · Bid Form & Terms · v1.0

HOW TO USE THIS SHEET

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

2. Interior is priced on a single rate per square foot of total plan area and covers the full interior scope. Exterior is a standard-elevation base rate per square foot, then adjusted up or down by the option lines actually selected on each home.

3. A $0 entry means Included (scope complete at no added cost), not Excluded. If a line is not in your bid, note it under Exclusions.

4. 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).

SPECIFICATION BASIS (all bids priced to these, apples to apples)

INTERIOR base $/SF includes: PVA prime; two coats flat on walls (spray and back-roll) and ceilings; one primer plus one semi-gloss enamel on trim, baseboards, jambs, casings and six-sided interior doors; closets and shelving; finished garage interior; window returns.

EXTERIOR standard base $/SF assumes a standard elevation: field-painted (primed) Hardie siding, masonry only to the standard water table, flat porch ceiling, and no pony walls; includes prep, caulk, two coats on siding, fascia and soffit (fascia primed before roofing), exterior trim, block and foundation, and six-sided exterior doors.

EXTERIOR option adjusters: deduct for brick to mid-height or full/3-side (masonry is not painted) and for ColorPlus / prepainted Hardie (siding field is skipped, only caulk, touch-up and trim). Add for porch pony walls, wood porch ceiling (paint or stain), columns, shutters, and garage doors.

Material is normalized by the Paint Specification; list any alternates under Notes.

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

Draw release: base rate releases 50% Interior / 30% Exterior / 20% Final.

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

PAINT: BID FORM (Interior / Exterior, Furnish & Install)

Program / Community: _____

Subcontractor (Bidder): _____

Contact / phone / email: _____

Markets serviced: _____

Prices firm through (date): _____

Date: _____

Legend: shaded cells = enter your price. A $0 entry means Included, not Excluded. 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. INTERIOR (priced per square foot of total plan area)

Item	Description	Unit	Unit Price	Notes
A.1	Interior rate per square foot, covers full interior scope	$/SF		*walls, ceilings, trim, doors, closets, garage interior, window returns*
A.2	Stain stairs (hardwood)	flat		
A.3	Duration paint upgrade	flat		
A.4	Paint French door	each		
A.5	Acrylic paint upgrade	each		

B. EXTERIOR (standard-elevation base per square foot, plus or minus option adjusters)

Item	Description	Unit	Unit Price	Notes
B.1	Exterior rate per square foot (standard elevation)	$/SF		*standard cladding; adjusters below*
B.2	DEDUCT: Brick to mid-height	per home		*masonry not painted*
B.3	DEDUCT: Brick full / 3-side	per home		
B.4	DEDUCT: ColorPlus / prepainted Hardie	per home		*siding field skipped*
B.5	ADD: Porch pony walls	per LF		
B.6	ADD: Wood porch ceiling (paint)	per SF		
B.7	ADD: Wood porch ceiling (stain)	per SF		
B.8	ADD: Paint column	each		
B.9	ADD: Paint shutters	pair		
B.10	ADD: Garage door (1st)	each		
B.11	ADD: Garage door (additional)	each		

C. SITUATIONAL (per incident)

Item	Description	Unit	Unit Price	Notes
C.1	Trip charge, flat	flat		
C.2	Trip charge, per hour	per hr		

C.3	Warranty trip, flat	flat		
C.4	Warranty trip, per hour	per hr		

D. PRODUCT DISCLOSURE

Item	Description	Unit	Unit Price	Notes
D.1	Interior wall product (manufacturer / line)	name		
D.2	Trim and door enamel (manufacturer / line)	name		
D.3	Exterior product (manufacturer / line)	name		
D.4	Exclusions / assumptions	notes		

PAINT: 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		*base releases 50% Interior / 30% Exterior / 20% Final*
T.3	Payment preference (ACH or Check)		*Hughston's preference is ACH. No charge for ACH.*
T.4	Crew size / homes per week capacity		
T.5	Lead time to start after PO		
T.6	Saturday / overtime availability (Y/N)		
T.7	Warranty, 1 yr from Final Closing acknowledged (Y/N)		*per SOW*
T.8	Licensing & insurance meet MSA (Y/N)		*attach proof*