

# King Real Estate Holdings, LP

217 Pinedale Rd

Liberty S.C. 29657

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UPDATED 07/19/12

This is a list of information we will need with your bid on the Groves Project in Norris-Central area of SC.

- (1) Contact name, number, email address. \_\_\_\_\_
- (2) Do you carry your own insurance. \_\_\_\_\_
- (3) Do you have your builders or special licenses. \_\_\_\_\_
- (4) What areas of the project are you bidding on. \_\_\_\_\_

This is the scope of work you will be bidding on and what we will be expecting of you for you to collect any monies owed to you at the completion of your phase and inspection. All invoices turned in by Thursday at 5:00 pm will be checked and inspected for payment for the next day. All others will go to the next week. **(IF A INVOICE IS TURNED IN BEFORE JOB IS DONE -- this means clean up also--IT MAY DELAY PAYMENT 2 WEEKS OR MORE.)** \_\_\_\_\_

Checks are cut on Friday and ready **ONLY** between 4:00 pm - 5:00 pm not before or after or can be mailed.

(1) All bids should be on a fixed price basis minus materials those will be supplied by King Real Estate Holdings except what is listed below.

A. Mason work will be \*\*\*\* per face sq. ft. \*\*\*\* due to elevation changes per house this price includes everything steps & anchors included from top of footing up. 8" split face will be used along with reg. 8" for piers and unexposed walls. If quoted per block quote will **NOT** be considered. Labor only

A1. Foundations per code. Labor only

A2. Foundation plus poured slab including front & back porches 1" step down on porches. Can include or exclude plumbing note in quote how you are quoting job. Houses may be on craw space or on slab depending on site.

B. Framers will be responsible for, laying out house, all wood frame structure including decks, installation of exterior doors with hardware, windows, house wrap and black paper. Quote labor and nails only.

C. Insulation. Labor only. Also quote complete job including material.

D. Sheetrock installers will only be supplied with the sheetrock, corners and screws all other supplies will be the responsibility of the installer.

E. Roofers will be responsible for getting singles up to the roof. Labor and nails only

F. Electrical will be responsible for Finish Electrical. Labor only. Draw 60% rough in 40% with C/O.

G. Plumbing will be responsible for finish plumbing from taps, running all exhaust vents, and setting packaged HVAC units per specs. 10% sub-55% RI-35% c/o Labor only.

H. HVAC will be responsible for finish HVAC including setting fireplace. Needs to be priced

labor only and also turn key job. List warranty info in quote.

I. Trim carpenter will be responsible for base boards, shoe if needed, stair treads & rail, hanging all interior doors and hardware including all interior trim, all custom interior access doors and hardware, bathroom vanities and bath hardware. Labor only. Draw 70% when ready for paint balance on C/O after trim out.

J. Flooring would consist of installing eng. hardwood (glue down) in the areas other than baths and bedrooms. Labor only.

J.(a) vinyl flooring. Glue down labor only.

J.(b) carpet labor only.

K. Vinyl siding installer is responsible for the complete exterior of house including post and rail if needed. Labor only. Quote turn key also with warranty info.

L. Painters are responsible for complete interior of house prime, paint, stain & finish from floor up excluding kitchen cabinets. Primer, paint and stain will be supplied all other materials and labor will be supplied by sub. When you are finished interior of house is to be clean and ready for market. Draw 30% when base is finished.

M. cabinets finished labor only.

N. cabinets

O. CLEANING on move out. One is to put house back in move in condition. This includes but not limited to floors, walls patch and paint if needed, doors, appliances, windows, fixtures, bulbs, filters, smoke detector batteries, and all other needed items to make move in ready.

Each sub will be given a materials list when awarded the contract at that time the responsible party will need to approve that list. If approved by responsible party it will be the sub contractors responsibility to finish the contract with that list of materials or supply them out of pocket.

\*\*\*CLEANING UP JOB SITE OF TRASH AND DISCARDABLE MATERIAL IS YOUR JOB. UNUSED MATERIAL SHOULD BE LEFT NEATLY AND IN ONE AREA. DO NOT TURN IN BILL UNTIL CLEAN UP IS COMPLETE AND READY TO BE INSPECTED OR HAS BEEN INSPECTED.\*\*\*

IF YOU CHOOSE TO QUOTE ON MORE THAN ONE AREA OF THIS JOB QUOTE SEPARATELY AND LIST ANY DISCOUNTS OFFERED IF AWARDED MORE THAN ONE AREA.

SUBS THAT CHOOSE TO START JOBS AND THEN COME AND GO AND NOT BE PRODUCTIVE( 8 HOURS PER DAY) WILL BE REPLACED WITH NO PAYMENT OBLIGATION FROM KING REAL ESTATE HOLDINGS BECAUSE IT IS SUBS RESPONSIBILITY TO HELP KEEP JOB ON SCHEDULE.

I ACCEPT THE TERMS AND CONDITIONS SO FAR LISTED

COMPANY: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

SIGNED NAME: \_\_\_\_\_

**King Real Estate Holdings, LP**

**Bid Sheet Updated: 07/19/12**

# All Subs Must Use This Sheet

Please see attached instruction sheet for bidding if you have questions please feel free to call

(1) Company \_\_\_\_\_

(2) Contact Name and Number \_\_\_\_\_

(3) Email \_\_\_\_\_

Foundation \_\_\_\_\_

Mason \_\_\_\_\_

Framers \_\_\_\_\_

Insulation \_\_\_\_\_

Sheetrock \_\_\_\_\_

Roofers \_\_\_\_\_

Electrical \_\_\_\_\_

Plumbing \_\_\_\_\_

HVAC \_\_\_\_\_

Trim Carpenter \_\_\_\_\_

Flooring eng.hdwd \_\_\_\_\_

(a) \_\_\_\_\_ (b) \_\_\_\_\_

Vinyl Siding \_\_\_\_\_

Painters \_\_\_\_\_

**CLEANING** \_\_\_\_\_