YOUR LOGO

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Bid Proposal

Interior build-out, Northside Medical Office, Suite 210

Proposal no.	**P-2026-041**	Date	**October 12, 2026**
Prepared for	**Brightway Construction**	Bid due	**Oct 15, 2026 · 2:00 PM ET**
Attention	**Dana Ortiz, Estimator**	Valid for	**30 days**
Drawings	**A1.0–A6.2 dated 9/18/2026**	Addenda	**No. 1 and 2 received**

SCOPE OF WORK

AREA	WORK INCLUDED	REFERENCE
Suite 210	Metal stud framing and 5/8" gypsum board at new partitions, taped and finished to Level 4	A2.1, 09 21 16
Suite 210	Acoustical ceiling, 2x2 tile on 15/16" grid at exam rooms and corridor	A5.1, 09 51 00
Restrooms 212–213	Moisture-resistant board and blocking for accessories and grab bars	A6.2

PRICE

ITEM	AMOUNT
Base bid (lump sum)	$148,600.00
Alternate 1: Level 5 finish at reception wall (ADD)	$3,850.00
Allowance: after-hours work, 40 hours	$4,200.00
Total base bid (alternates not included)	**$152,800.00**

NOT INCLUDED

- Permits and fees
- Painting and wall finishes
- Fire-rated assemblies not shown on A2.1
- Patching of work by others

SCHEDULE

- Mobilize within 10 working days of a signed subcontract
- Duration: 6 weeks
- Ceiling grid lead time: 2–3 weeks

CLARIFICATIONS AND ASSUMPTIONS

- Work performed Monday–Friday, 7:00 AM–3:30 PM. After-hours work is covered by the allowance above.
- Pricing assumes one mobilization and a clear, broom-clean work area.
- Freight elevator and on-site laydown area provided at no cost.
- Price based on drawings and addenda listed above. Changes in scope will be priced as a change order.

TERMS

TERM	DETAIL
Payment	Monthly progress billing, net 30
Retainage	10%, reduced to 5% at 50% complete, released at substantial completion
Changes	No extra work without a signed change order or written directive
Insurance and bonds	Standard GL and workers' comp included. Bond not included (add 1.2% if required).
Taxes	Sales tax on materials included

ACCEPTANCE

Signing below accepts this proposal as written. A subcontract or purchase order with these terms will follow.

SUBMITTED BY		ACCEPTED BY	
Signature		Signature	
Name	Marcus Hale	Name	
Title	Estimator	Title	
Date	10/12/2026	Date	