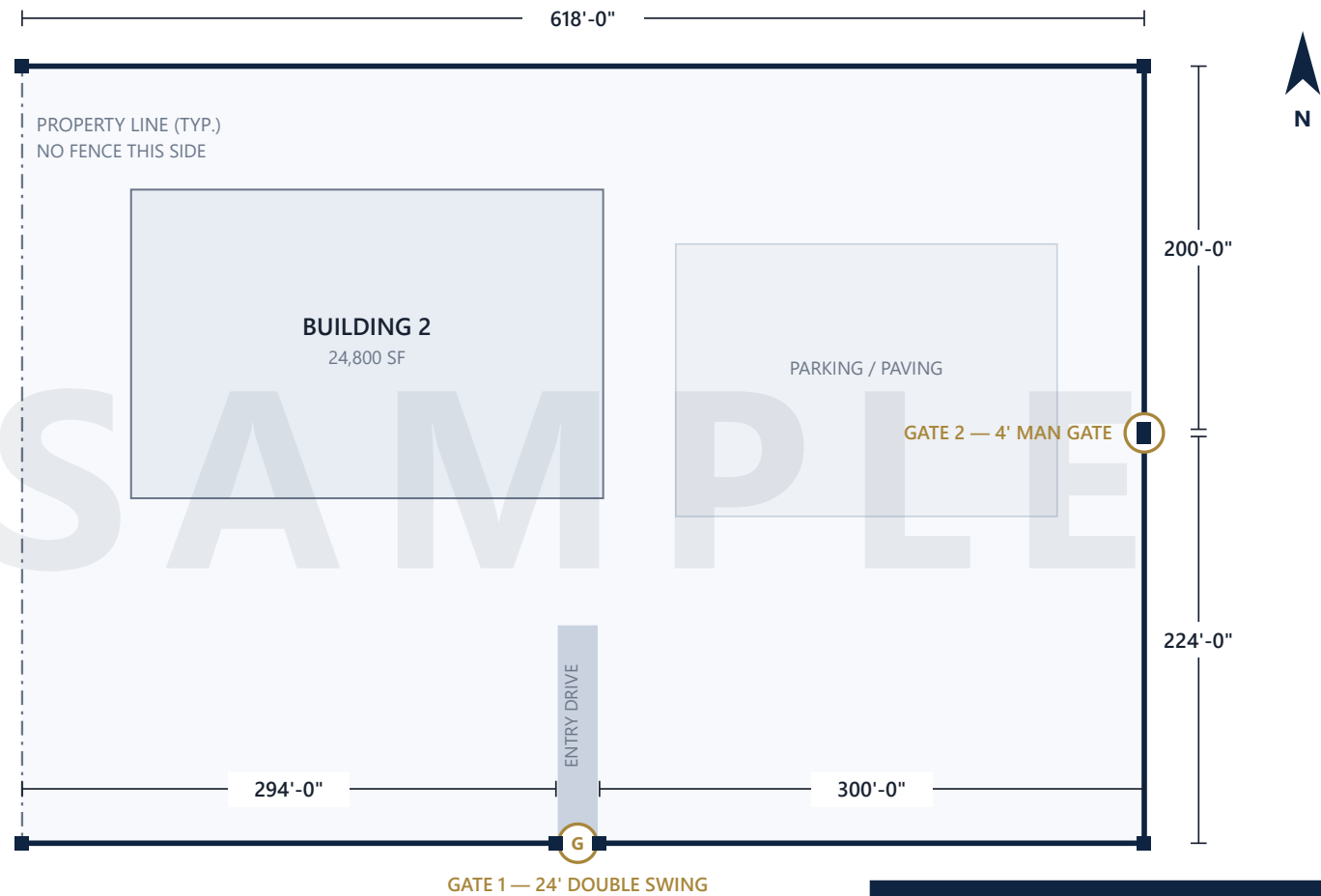


Sample civil sheet

Every quantity in this package is measured off this sheet. Change a run length on the drawing and the takeoff moves with it.

SITE PLAN — FENCING

Sample sheet prepared to demonstrate the Single Source Projects deliverable. Fictional project.



LEGEND

- 6' GALV. CHAIN LINK FENCE — NEW
- GATE OPENING
- TERMINAL / GATE POST

SAMPLE DRAWING — NOT A REAL PROJECT

PROJECT	NORTHBANK COMMERCE PARK — PHASE 2
SCOPE	PERIMETER FENCING
SHEET	C-3.0 · SCALE 1" = 60'
PREPARED FOR	SINGLE SOURCE PROJECTS — SAMPLE PACKAGE

SINGLE SOURCE PROJECTS · PRECONSTRUCTION BID PACKAGE

Prepared for: Sample Contractor LLC · Project: Northbank Commerce Park — Phase 2 · Bid date: Sample — no live bid date

01 · PROJECT SUMMARY — What was sent, what was reviewed, and what this package covers.

SAMPLE — fictional project, prepared to show format and depth. Not a real client, not a real bid, and not a record of work performed. Every quantity shown is genuinely measured off the sample sheet that ships with this file.

Prepared for	Sample Contractor LLC
Contractor contact	(anonymized — sample)
Project	Northbank Commerce Park — Phase 2
Project location	(anonymized — sample)
Plans reviewed	C-3.0 Site Plan — Fencing (sample sheet, ships with this file)
Addenda reviewed	None issued

Package date	See file date
Prepared by	Single Source Projects
Trade / scope	Fence — perimeter chain link
Bid deadline	Sample — no live bid date
Specifications reviewed	32 31 13 Chain Link Fences and Gates; detail 4/C-5.1
Revision	1

HEADLINE QUANTITIES — The numbers this bid turns on. Full detail on 02 Takeoff.

Fence fabric	1,636 LF of 6' galvanized chain link
Gate openings	2 gates, 28 LF of opening
Posts	168 total — 160 line, 8 terminal and gate
Footing concrete	9.7 CY including 10% waste
Open questions	4 — read 06 Clarifications before bidding
Lines flagged VERIFY	2 — takeoff items 009 and 013

IMPORTANT PROJECT NOTES — Anything that changes how this job should be bid.

- The specification and detail 4/C-5.1 disagree on line-post footing depth. Priced to the specification; the difference is about 1.6 CY of concrete. See question 001.
- Detail 4/C-5.1 shows barbed wire and extension arms that the specification never mentions. NOT carried, and excluded in writing. See question 002.
- No front-end / Division 01 documents were provided, so bonding, prevailing wage and insurance requirements are unknown. Three exclusions and one question follow from that.
- No geotechnical report was provided. The bid assumes augerable soil to footing depth — stated as an assumption, not buried in a rate.

WHAT THIS PACKAGE IS NOT — Read this before you use any number in it.

- Not a bid. Nothing here is submitted to the general contractor or the owner on your behalf.
- Not your price. Overhead, markup, contingency and the final selling price are yours — see 08 Direct Cost.
- Not a substitute for reading the specifications. Read 06 Clarifications before you send a number.
- Not priced for conditions the documents do not show — buried utilities, unknown subgrade, existing conditions.
- Not a warranty of quantities. Check every line flagged VERIFY against the current plan set and any addenda issued after the package date.

SINGLE SOURCE PROJECTS · PRECONSTRUCTION BID PACKAGE

Prepared for: Sample Contractor LLC · Project: Northbank Commerce Park — Phase 2 · Bid date: Sample — no live bid date

02 · TAKEOFF — Every quantity carries its source sheet and a confidence flag. A quantity with neither does not ship.

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ITEM	CATEGORY	DESCRIPTION	QUANTITY	UNIT	CONFIDENCE	SOURCE (sheet / spec)	BASIS / ASSUMPTION
001	Fence — fabric	6' high galvanized chain link fabric, 9 ga., 2" mesh, knuckled selvage	1,636	LF	Measured	C-3.0	Five runs scaled and dimensioned off C-3.0: 618 + 200 + 224 + 300 + 294 = 1,636 LF. Gate openings deducted.
002	Fence — fabric	Fabric, order quantity — 50' rolls	33	ROLL	Derived	C-3.0	1,636 LF / 50 LF per roll, rounded up. Yields 14 LF spare.
003	Fence — posts	Line posts, 2-3/8" O.D. SS40, at 10'-0" o.c.	160	EA	Derived	C-3.0 / spec 32 31 13	Per run, ceil(length / 10') - 1 intermediate post: 618'->61, 200'->19, 224'->22, 300'->29, 294'->29 = 160.
004	Fence — posts	Terminal, corner, end and gate posts, 3" O.D. SS40	8	EA	Counted	C-3.0	2 end + 2 corner + 4 gate posts (2 per gate). Counted off the sheet.
005	Fence — rail	Top rail, 1-5/8" O.D., continuous	1,636	LF	Derived	C-3.0	Matches the fabric run. Order quantity 78 x 21' sticks — see 03 Material List.
006	Fence — wire	Bottom tension wire, 7 ga. galvanized coil spring wire	1,636	LF	Derived	spec 32 31 13	Specification calls for bottom tension wire. Not shown on C-3.0; runs continuous with the fabric, so quantity = takeoff 001 = 1,636 LF.
007	Fence — gates	24' double swing vehicle gate, 6' high, two 12' leaves, drop rod and cane bolts	1	EA	Counted	C-3.0	Gate 1, south property line, at the entry drive.
008	Fence — gates	4' single swing man gate, 6' high, latch and keeper	1	EA	Counted	C-3.0	Gate 2, east property line.
009	Concrete	Post footings — line posts, 10" dia. x 30" deep	8.1	CY	VERIFY	spec 32 31 13	$160 \times \pi((10"/2)/12)^2 \times (30"/12) = 218.2$ CF. VERIFY — detail 4/C-5.1 shows 24" depth, the specification says 30". Priced to the specification. See clarification 001.
010	Concrete	Post footings — terminal and gate posts, 12" dia. x 36" deep	0.7	CY	Derived	spec 32 31 13	$8 \times \pi((12"/2)/12)^2 \times (36"/12) = 18.8$ CF.
011	Concrete	Footing concrete, order quantity including waste	9.7	CY	Derived	items 009 + 010	8.78 CY neat + 10% waste. THE WASTE FACTOR IS AN ASSUMPTION — set it to your own historical number.

ITEM	CATEGORY	DESCRIPTION	QUANTITY	UNIT	CONFIDENCE	SOURCE (sheet / spec)	BASIS / ASSUMPTION
012	Fence — fittings	Post caps, tension bars, tension and brace bands, rail ends, ties	1	LS	Allowance	spec 32 31 13	ALLOWANCE — carried as a lump sum, not counted. Fitting counts follow the manufacturer's schedule; the supplier quotes them against the post and gate counts above. See 07 RFQ.
013	Fence — barbed wire	3-strand barbed wire with 45-degree extension arms	0	LF	VERIFY	detail 4/C-5.1	NOT CARRIED. Detail 4/C-5.1 shows extension arms; the specification does not mention barbed wire and its use may be restricted at this occupancy. See clarification 002 and exclusion 07. Adding it is roughly one LF per LF of fabric plus one arm per post.

SINGLE SOURCE PROJECTS · PRECONSTRUCTION BID PACKAGE

Prepared for: Sample Contractor LLC · Project: Northbank Commerce Park — Phase 2 · Bid date: Sample — no live bid date

03 · MATERIAL LIST — Order quantities at the grade the specification calls for. No prices — those come from 07 RFQ.

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ITEM	MATERIAL	QUANTITY	UNIT	SOURCE	NOTES
M01	Chain link fabric, 6' x 9 ga., 2" mesh, galvanized, knuckled selvage	33	ROLL	Takeoff 002	50' rolls covering 1,636 LF
M02	Line post, 2-3/8" O.D. SS40 galvanized, 8'-6" length	160	EA	Takeoff 003	Length assumes 6' fence + 30" embedment. Revisit if clarification 001 changes the footing depth.
M03	Terminal / corner / gate post, 3" O.D. SS40 galvanized, 9'-0" length	8	EA	Takeoff 004	Length assumes 6' fence + 36" embedment.
M04	Top rail, 1-5/8" O.D. galvanized	78	EA	Takeoff 005	21' sticks, sleeved
M05	Bottom tension wire, 7 ga. galvanized coil spring	1,636	LF	Takeoff 006	Per spec 32 31 13
M06	Gate, 24' double swing, 6' high, galvanized, drop rod + cane bolts	1	EA	Takeoff 007	Confirm leaf split and hardware with the supplier
M07	Gate, 4' single swing, 6' high, galvanized, latch + keeper	1	EA	Takeoff 008	
M08	Concrete, 3000 psi, post footings	9.7	CY	Takeoff 011	Includes 10% waste — your factor may differ
M09	Fittings package — caps, tension bars, bands, rail ends, ties	1	LS	Takeoff 012	ALLOWANCE — supplier schedules against the post and gate counts

Quantities here are ORDER quantities — rounded to how the material is actually bought (rolls, sticks, pallets) and including any waste factor, which is stated per line. The measured quantities they derive from are on 02 Takeoff.

SINGLE SOURCE PROJECTS · PRECONSTRUCTION BID PACKAGE

Prepared for: Sample Contractor LLC · Project: Northbank Commerce Park — Phase 2 · Bid date: Sample — no live bid date

04 · SCOPE OF WORK — What the documents appear to put in this scope — split by how certain that reading is.

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INCLUDED — The documents clearly put this in your scope.

#	REFERENCE (sheet / spec)	ITEM
1	C-3.0	Furnish and install 1,636 LF of 6' galvanized chain link fence — fabric, line posts, terminal posts, top rail
2	C-3.0	One 24' double swing vehicle gate, 6' high, with drop rod and cane bolts
3	C-3.0	One 4' single swing man gate, 6' high, with latch and keeper
4	spec 32 31 13	Concrete post footings at line, terminal, corner and gate posts
5	spec 32 31 13	Bottom tension wire, continuous
6	spec 32 31 13	Standard fittings, caps, bands, tension bars and ties
7	—	Cleanup and removal of our own debris

POTENTIALLY REQUIRED — Reasonably implied by the documents, but not stated outright. Decide before you bid.

#	REFERENCE (sheet / spec)	ITEM
1	C-3.0	Layout from corner stakes. The fence is drawn to the property line but the documents do not assign who sets the corners — confirm before mobilizing.
2	C-3.0	Nominal grade following where the fence crosses the entry drive apron on the south line. No spot elevations are given along the fence alignment.
3	spec 32 31 13	Longer line posts if clarification 001 resolves the footing depth deeper than the specification's 30".
4	C-3.0	Heavier gate posts and hardware if the vehicle gate is later required to accept an operator. No operator is shown, but the opening is at the site entry.

UNCLEAR / REQUIRES VERIFICATION — The documents do not settle this. Each item has a matching row on 06 Clarifications.

#	REFERENCE (sheet / spec)	ITEM
1	spec 32 31 13 vs detail 4/C-5.1	Line post footing depth — 30" vs 24". See clarification 001.
2	detail 4/C-5.1	Barbed wire and 45-degree extension arms, in or out. See clarification 002.
3	C-3.0	Fence line grade — nominal following, stepped, or racked. See clarification 003.
4	front-end documents (not provided)	Bonds, prevailing wage and insurance limits. See clarification 004.

SINGLE SOURCE PROJECTS · PRECONSTRUCTION BID PACKAGE

Prepared for: Sample Contractor LLC · Project: Northbank Commerce Park — Phase 2 · Bid date: Sample — no live bid date

05 · EXCLUSIONS — Every exclusion carries a REASON. Nothing is excluded merely because it is commonly excluded.

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#	EXCLUDED ITEM	REFERENCE	WHY IT IS EXCLUDED
1	Property line survey, staking and boundary determination	C-3.0	The fence is drawn to a property line, but no survey, monuments or staking responsibility appear on the civil sheet, and boundary determination is outside spec 32 31 13.
2	Clearing, grubbing, tree and stump removal along the fence line	C-3.0	No clearing limits, tree removal or grubbing is shown along the fence alignment, and no clearing specification section was provided.
3	Rock, caliche or unsuitable soil excavation at post holes	no geotech provided	No geotechnical report was included. The bid assumes augerable soil to footing depth, stated as an assumption on 04 Scope of Work.
4	Private utility locates and damage to unmarked private utilities	C-3.0	No private utility plan was provided. Public locates cover public utilities only; private irrigation and site lighting are not shown on the sheet.
5	Grading, or fence line requiring stepping or racking	C-3.0	No spot elevations or grades are shown along the fence alignment. Priced to nominal grade following — see clarification 003.
6	Gate operators, conduit, wiring, power, disconnects and pedestals	C-3.0	Both gates are drawn as manual swing gates. No operator, conduit, electrical service or pedestal appears at either gate location.
7	Access control, card readers, keypads, loop detectors and low voltage	C-3.0	No access control device, pedestal or low-voltage routing appears at either gate on the sheet provided.
8	Barbed wire and 45-degree extension arms	detail 4/C-5.1	Shown in the detail but absent from spec 32 31 13, and its use may be restricted at this occupancy. Excluded pending clarification 002 rather than assumed either way.
9	Permits and permit fees	front-end not provided	No permit responsibility is assigned anywhere in the documents provided — Division 01 and the front-end documents were not included in the set.
10	Demolition and disposal of existing fence	C-3.0	No existing fence is shown on the sheet and no demolition plan was provided.
11	Payment and performance bonds; insurance above standard limits	front-end not provided	Bonding and insurance requirements are unknown because the front-end documents were not provided. See clarification 004.
12	Prevailing wage and certified payroll administration	front-end not provided	No wage determination appears in the documents provided. See clarification 004.
13	Temporary construction fence	C-3.0	Only permanent perimeter fence is shown. No temporary fence, phasing plan or traffic control appears on the sheet provided.
14	Restoration — final grade, sod, seed, irrigation repair, paving patch	C-3.0	No landscape or restoration sheet was provided, and the fence line meets the paving limits at the vehicle gate.
15	Third-party testing, special inspection and concrete cylinders	spec 32 31 13	No testing or inspection requirements appear in the fence specification, and Division 01 was not provided.
16	Closeout — as-builts, O&M manuals, attic stock, warranty beyond one year	front-end not provided	No closeout requirements appear in the documents provided.

An exclusion you did not write down is a scope you agreed to. Copy the relevant rows straight into your bid. A reason that reads "commonly excluded" is not a reason — say what in the documents, or absent from them, puts it outside the scope.

SINGLE SOURCE PROJECTS · PRECONSTRUCTION BID PACKAGE

Prepared for: Sample Contractor LLC · Project: Northbank Commerce Park — Phase 2 · Bid date: Sample — no live bid date

06 · CLARIFICATIONS / QUESTIONS — What to verify before you submit. This is the tab that stops money and scope going missing.

SAMPLE — fictional project, prepared to show format and depth. Not a real client, not a real bid, and not a record of work performed. Every quantity shown is genuinely measured off the sample sheet that ships with this file.

ITEM	SHEET / SPEC	THE QUESTION	WHAT WE ASSUMED MEANTIME	IMPACT IF THE ANSWER IS DIFFERENT
001	spec 32 31 13 vs detail 4/C-5.1	Line post footing depth: the specification says 30", detail 4/C-5.1 shows 24". Which governs?	Priced to the specification at 30". Takeoff line 009 flagged VERIFY.	Dropping to 24" removes about 1.6 CY of concrete and the labour with it.
002	detail 4/C-5.1	Detail 4/C-5.1 shows 45-degree extension arms with 3-strand barbed wire. The specification does not mention barbed wire, and local code may restrict it at this occupancy. Is it in scope?	NOT carried. Excluded in writing on 05 Exclusions, and takeoff line 013 shows 0 LF.	Adding it is roughly 1,636 LF of barbed wire plus 168 arms, plus the labour.
003	C-3.0	No fence line grade or spot elevations are shown. Is the line within 6" of level over a 10' bay, or does it need stepping or racking?	Assumed nominal grade following, no stepping. Stated as an assumption on 04 Scope of Work.	Stepped or racked installation is materially slower and changes post lengths and fabric waste.
004	front-end documents (not provided)	Are payment and performance bonds, prevailing wage, or above-standard insurance limits required? Division 01 and the front-end documents were not in the set provided.	All three excluded in writing on 05 Exclusions.	Any of the three adds real cost plus administration that has to be inside your number.

Each row states what we assumed in the meantime and what changes if the answer differs — so it is a decision you can make and price, not a disclaimer. Every VERIFY flag on 02 Takeoff has a row here.

SINGLE SOURCE PROJECTS · PRECONSTRUCTION BID PACKAGE

Prepared for: Sample Contractor LLC · Project: Northbank Commerce Park — Phase 2 · Bid date: Sample — no live bid date

07 · RFQ / BID SUPPORT — What still needs an outside price before this bid can go out, and what to watch on each.

SAMPLE — fictional project, prepared to show format and depth. Not a real client, not a real bid, and not a record of work performed. Every quantity shown is genuinely measured off the sample sheet that ships with this file.

ITEM	WHAT TO QUOTE	TYPE	QUANTITY / SPEC REF	VENDOR / SUB	SENT	DUE BACK	WHAT TO WATCH
R01	Complete chain link fence material package	Material	1,636 LF · spec 32 31 13				Ask for the fittings package broken out separately so it can be checked against the post counts on 02 Takeoff.
R02	Gates — 24' double swing and 4' man gate	Material	2 EA, 6' high, galvanized				Confirm lead time. Gates are usually the long pole on a fence job.
R03	Ready-mix concrete, 3000 psi	Material	9.7 CY				Ask about short-load fees — this is several small pours, not one truck.
R04	Auger / skid steer with auger attachment	Equipment	Duration to suit				Only if not self-performed.
R05	Barbed wire and extension arms — HOLD	Material	1,636 LF + 168 arms IF required				Do not send until clarification 002 is answered. Priced as zero today.

The question this tab answers: what do I still need to price before I submit? Anything listed here is a number we do not hold and will not invent.

SINGLE SOURCE PROJECTS · PRECONSTRUCTION BID PACKAGE

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08 · DIRECT COST — Cost structure for estimating support. Blank unit costs mean we hold no source — not an oversight.

SAMPLE — fictional project, prepared to show format and depth. Not a real client, not a real bid, and not a record of work performed. Every quantity shown is genuinely measured off the sample sheet that ships with this file.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXTENDED	COST TYPE	SOURCE OF THE RATE
LABOR							
L01	Install fence — fabric, posts, rail, tension wire	1,636	LF			Labor	Your crew rate x your production rate
L02	Set and hang gates	2	EA			Labor	Two gates per takeoff 007-008
L03	Layout and mobilization	1	LS			Labor	Your allowance
Labor subtotal					0.00		

MATERIAL							
M01	Fence material package — see 03 Material List	1	LS			Material	Price from RFQ R01 — not held
M08	Footing concrete	9.7	CY			Material	Price from RFQ R03 — not held
Material subtotal					0.00		

EQUIPMENT							
E01	Auger / skid steer with auger attachment	1	LS			Equipment	Your rate, or RFQ R04
E02	Truck and small tools	1	LS			Equipment	Your allowance
Equipment subtotal					0.00		

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXTENDED	COST TYPE	SOURCE OF THE RATE
SUBCONTRACTORS							
S01	None identified	0	LS			Sub	No subcontracted scope appears on C-3.0

Subcontractors subtotal

0.00

OTHER COSTS							
O01	Freight / delivery	1	LS			Other	Per vendor quote — not held
O02	Disposal of packaging	1	LS			Other	Your allowance

Other Costs subtotal

0.00

DIRECT COST

0.00

CONTRACTOR NOTE — Direct-cost information is provided for estimating support. Contractor overhead, markup, contingency and final selling price are determined by the contractor. Any unit cost left blank is one we hold no legitimate source for; it has been left blank deliberately rather than estimated.

Overhead

Contingency

Margin

BID TOTAL
