



FCT-TX-2026-0417-B

Bid construction file

For the contractor who wrote this bid.

Where the bid sits against recorded Texas pricing, the defensible envelope on every line outside the range, and the margin risk on the one line priced below it. Produced only for the submitting party, behind a separation statement, and never disclosed into an owner engagement.

Inside

Separation statement
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Fee

Produced inside Factum Desk — founding \$399/mo, first ten firms per state, locked 24 months; list \$499/mo.

This copy

Sample, \$0. Not a signed record. Unsigned — no analyst named. The project and bid prices are illustrative; every published range, median, record count and letting count is live production data. Three pages follow.

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Five files from one record — which one is yours?

If	File	Report ID	For
You received a bid	Owner file	FCT-TX-2026-0417	Bid range determination
You wrote the bid	Bid construction file · this file	FCT-TX-2026-0417-B	Bidder side, separated
You are underwriting it	Exposure file	FCT-TX-2026-0417-E	Lender, surety, insurer
You are about to advertise	Pre-bid range	FCT-TX-2026-0417-P	Agency, before the letting
You track items between bids	Desk item file	FCT-TX-2026-0417-D	Factum Desk

Building types — home, tenant improvement, apartment, retail, industrial — are out of scope: File not open. Every file reads the same published ranges; none states a price to bid, an opinion of fair value, or a recommendation to reject.

**FACTUM·REPORT**BID CONSTRUCTION FILE · BIDDER
SIDEForensic tier · Texas · TxDOT
pay-item basis · Specimen edition

Bid construction file

For the contractor who wrote this bid. Report ID FCT-TX-2026-0417-B.

Separation statement

This file is produced only for the party that submitted the bid, and only on that party's own bid.

It reads the same published ranges the owner can see, and nothing else. It holds no information the owner could not obtain from the same public source.

Factum does not accept both sides of a letting. An owner-side engagement and a bidder-side engagement on the same letting are never held together.

This file is never disclosed into an owner engagement. It is not attached to, cited in, or reconciled against any owner-side file.

Report ID	FCT-TX-2026-0417-B
Bid	FM 1960 Widening — Drainage and Driveway Reconstruction · 13 pay items · illustrative project
Ranges as of	1 October 2026 — TxDOT bid tabulations, data.texas.gov dataset de7b-7dna, as-received low bids, not awards. Single-source (TxDOT) on every cell.
Price of this file	Sample, \$0. Not a signed record.
Analyst of record	Unsigned specimen — no analyst named.

The analysis on the following pages is positional throughout. It identifies the envelope inside which each line remains supported by recorded Texas pricing. It does not select a number within that envelope. That is the estimator's decision and it depends on facts — haul distance, crew availability, plant proximity, risk appetite — that no published range can see.

01

Where the bid sits

Two ratios describe the whole bid. The second is the one to sit with.

Against the median	1.51× — the eleven priced lines total \$1,185,055.50; the same quantities at the Texas median total \$786,537.20
Against the top of range	1.01× — the same quantities at the 90th percentile of every published range total \$1,174,518.10

This bid is priced, in aggregate, as though every line were at the 90th percentile of recorded Texas pricing. That is not three strong lines. It is a schedule-wide posture, and it is visible to any owner who scores line by line.

Distribution of the eleven priced lines

Above p90	3 lines · \$683,650.50 of bid value · outside recorded pricing on the high side
p50 to p90	6 lines · \$447,468.00 · inside the range, above the median
p10 to p50	1 line · \$53,475.00 · inside the range, below the median
Below p10	1 line · \$462.00 · outside recorded pricing on the low side

Nine of eleven priced lines sit at or above the median, and they carry 95% of the priced value. Three lines — 530-7006, the large 110-7001, and 420-7012 — account for 94% of the bid’s distance from a median-priced bid. An estimator with an afternoon should spend it on those three.

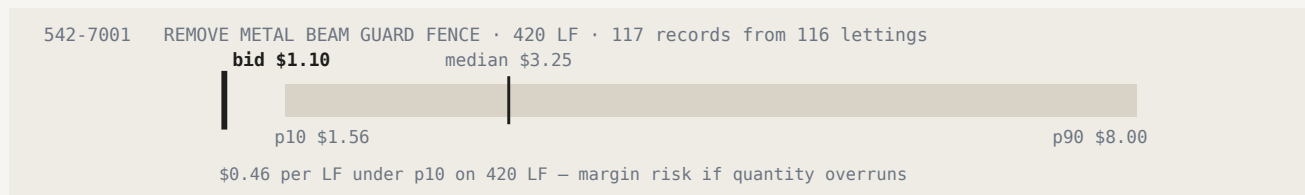
Defensible repricing envelope

For each line outside the published range, the two supported boundaries: the edge of the range and the median. Any price between them is supported by recorded Texas pricing at this quantity. Prices beyond the far edge are not. Nothing between the boundaries is highlighted, suggested or defaulted.

Line	As tendered	Edge of range	Median	Δ to edge	Δ to median
110-7001 EXCAV (ROADWAY) · 10,400 CY	\$32.30	\$24.30	\$15.70	−\$83,200	−\$172,640
530-7006 DRIVEWAYS (CONC) · 1,450 SY	\$237.76	\$160.28	\$108.50	−\$112,346	−\$187,427
644-7073 REMOVE SM RD SN SUP&AM · 7 EA	\$425.50	\$260.50	\$125.50	−\$1,155	−\$2,100
542-7001 REMOVE MTL BEAM GD FEN · 420 LF	\$1.10	\$1.56	\$3.25	+\$193	+\$903
Net change to bid total				−\$196,508	−\$361,264

Edge and median are boundaries recorded Texas pricing will support. By hand, 530-7006: $1,450 \times (\$237.76 - \$160.28) = \$112,346$ to the edge; $1,450 \times (\$237.76 - \$108.50) = \$187,427$ to the median. The three ABOVE lines move down to reach the envelope; the BELOW line moves up to reach its floor.

Margin risk on 542-7001



Line 542-7001 is bid at \$1.10 per LF against a published floor of \$1.56 and a median of \$3.25, on 117 records from 116 lettings. On 420 LF the absolute amount is small, but the posture is not: a line priced below every recorded Texas observation is a line that loses money if the tendered quantity overruns. This file reports underpricing with the same prominence as overpricing, because a module that only ever pushed prices downward would be a tool for losing money profitably.

Constraints this file operates under

- No competitor prices. It will not name, predict, or infer what any other bidder has priced or will price.
- No selected price. It states an envelope and the evidence behind each boundary. It never states a number to bid.
- No other party's bid. It will not disclose what any other party has bid, on this letting or any other, to anyone.
- It reads only published ranges derived from public records, and is never disclosed into an owner engagement.

Note. The driveway unit price in this file is \$237.76 as instructed for this edition; the owner-side specimen FCT-TX-2026-0417 prints \$237.78. Every figure on this line — line value, deltas, net change and the above-p90 value — is computed here from \$237.76. Verify at factumreport.com/verify · ID FCT-TX-2026-0417-B. Challenge any range at factumreport.com/challenge.