



FCT-TX-2026-0417-D

Desk item file

For a Factum Desk subscriber watching one item.

One published cell, as the Desk shows it: the range, the median, the record and letting counts, the date, and the source. No project, no bid price, no verdict. The file a watched item produces when its range moves.

Inside	530-7006 DRIVEWAYS (CONC) · SY · quantity band 1,024–2,048 Published range \$84.77–\$160.28 · median \$108.50 · 50 records from 50 lettings What this cell is · On the Desk Monitor this item.
Fee	Factum Desk — founding \$399/mo, first ten firms per state, locked 24 months; list \$499/mo. Four validations a month, five watched items, range-movement alerts.
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. One page follows.
Verify	factumreport.com/verify · ID FCT-TX-2026-0417-D · Challenge any range at factumreport.com/challenge

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	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 · this 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.



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DESK ITEM FILE · ONE CELL

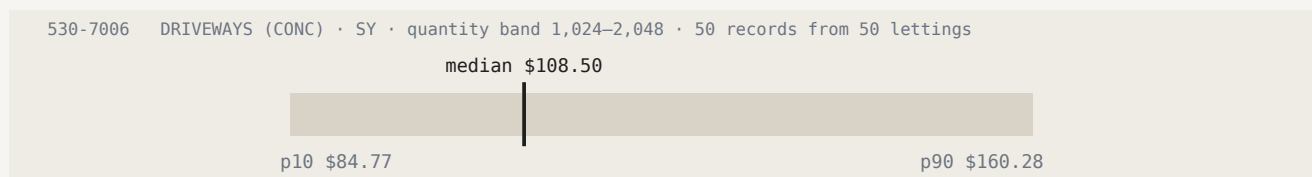
 Factum Desk · founding \$399/mo ·
 Texas · TxDOT pay-item basis ·
 Specimen

530-7006 — DRIVEWAYS (CONC)

One published cell, as the Desk shows it to a subscriber. No project, no bid price, no verdict — the range, the median, the evidence behind them, and the date.

Report ID	FCT-TX-2026-0417-D
Cell	530-7006 · DRIVEWAYS (CONC) · SY · quantity band 1,024–2,048 · Texas
As of	1 October 2026 · America/Chicago
Source	TxDOT bid tabulations, data.texas.gov dataset de7b-7dna — as-received low bids, not awards. Single-source (TxDOT).
Price of this file	Sample, \$0. Not a signed record. Unsigned — no analyst named.

\$84.77 P10 — BOTTOM OF RANGE	\$108.50 MEDIAN	\$160.28 P90 — TOP OF RANGE	50 / 50 RECORDS / LETTINGS
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What this cell is

Every as-received low bid Texas has recorded for concrete driveways, per square yard, at quantities between 1,024 and 2,048 SY, in the trailing 24 months — one record per letting, fifty lettings. The published range is the 10th to the 90th percentile of those fifty prices: eight in ten Texas low bids for this item at this scale fell between \$84.77 and \$160.28, and half of them were below \$108.50. Fifty records from fifty distinct lettings means no single letting is over-represented in the range.

The cell publishes because it clears the floor — at least 20 records from 10 separate lettings — and only for this quantity band. The same item at 2,048–4,096 SY is a different cell with its own range; a line is compared only with jobs of similar size.

On the Desk

Watched item	Add 530-7006 at 1,024–2,048 SY to the five watched items on a founding Desk seat.
Range movement	An alert is sent when the published p10, median or p90 of a watched cell changes on recompute, with the before-and-after figures and the counts behind them.
Check it yourself	Type 530-7006 at factumreport.com/coverage . The p10, median, p90, records and lettings shown there should match this page exactly; if they do not, the live index is right and this page is stale.

Monitor this item.

Specimen. Every figure on this page is live production data read 1 October 2026. It states a range, not a value: it is not a cost estimate, not an opinion of fair price, and not a recommendation of any price. Verify at factumreport.com/verify · ID FCT-TX-2026-0417-D.