



FCT-TX-2026-0417-P

Pre-bid range

For the agency, before advertisement.

The published Texas range for every pay item at the tendered quantity, before any bid exists. No bid price, no verdict, no exposure — the range, the median and the evidence behind each cell, so the engineer's estimate can be read beside what Texas low bidders have actually submitted.

Inside	Published ranges at the tendered quantities — all 13 items Published · NOT COVERED · NOT COMPARABLE, per line What this file is, and is not Where the numbers come from
Fee	\$1,500 for a project under \$1M. A line whose cell cannot be published is not charged as a scored line.
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. Two pages follow.
Verify	factumreport.com/verify · ID FCT-TX-2026-0417-P · 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 · this file	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

PRE-BID RANGE · AGENCY, BEFORE
ADVERTISEMENT
Texas · TxDOT pay-item basis ·
Specimen edition

Pre-bid range

FM 1960 Widening — Drainage and Driveway Reconstruction · 13 pay items · illustrative project. The published Texas range for every pay item at the tendered quantity, before any bid is received.

Report ID	FCT-TX-2026-0417-P
As of	1 October 2026 · America/Chicago
Source	Single-source (TxDOT) — bid tabulations, data.texas.gov dataset de7b-7dna, as-received low bids, not awards
Fee	\$1,500 for a project under \$1M. A line whose cell cannot be published is not charged as a scored line.
Price of this file	Sample, \$0. Not a signed record. Unsigned — no analyst named.

Published ranges at the tendered quantities

Item	Description	Unit	Qty	Status	Published range	Median	Rec / Let
110-7001	EXCAV (ROADWAY)	CY	10,400	Published	\$8.14 — \$24.30	\$15.70	68/67
530-7006	DRIVEWAYS (CONC)	SY	1,450	Published	\$84.77 — \$160.28	\$108.50	50/50
644-7073	REMOVE SM RD SN SUP&AM	EA	7	Published	\$50.00 — \$260.50	\$125.50	104/103
110-7001	EXCAV (ROADWAY)	CY	3,100	Published	\$8.75 — \$34.00	\$18.00	56/56
530-7010	DRIVEWAYS (ACP)	SY	2,600	Published	\$37.48 — \$87.85	\$58.75	58/58
104-7011	REMOV CONC (DRIVEWAYS)	SY	1,380	Published	\$11.81 — \$32.60	\$21.80	49/49
400-7010	CEM STABIL BKFL	CY	185	Published	\$122.70 — \$320.00	\$220.58	94/93
464-7005	RC PIPE (CL III)(24 IN)	LF	210	Published	\$83.40 — \$202.36	\$120.00	53/53
420-7012	CL C CONC (ABUT)	CY	96	Published	\$900.00 — \$1,593.00	\$1,205.00	58/58
540-7001	MTL W-BEAM GD FEN (TIM POST)	LF	1,620	Published	\$22.40 — \$31.35	\$26.77	77/77
542-7001	REMOVE METAL BEAM GUARD FENCE	LF	420	Published	\$1.56 — \$8.00	\$3.25	117/116
544-7001	GUARDRAIL END TREATMENT (INSTALL)	EA	70	NOT COVERED	not published at this quantity	—	below floor
500-7001	MOBILIZATION	LS	1	NOT COMPARABLE	no comparable unit basis	—	—
11 of 13 lines published · 2 not charged as scored lines							

No bid unit price appears on this file because no bid exists yet. No verdict can be stated before a bid is received; this file states the range only.

What this file is, and is not

It does not replace the engineer's estimate. The estimate says what the agency expects the work to cost, built from quantities, productivity and unit costs. This file says what Texas low bidders have actually submitted for the same items at the same quantities in the trailing 24 months. The two documents are strongest side by side.

A cell is published only where it holds at least 20 records from 10 separate lettings in the trailing 24 months, same item, same unit, same dyadic quantity band; one record per item per letting, the low bid only; the range is the 10th to 90th percentile.

Below that floor the file shows NOT COVERED and nothing else. Lump sums have no unit basis and are NOT COMPARABLE, always.

If a cell cannot be published, that line is not charged as a scored line. On this schedule, 544-7001 at 70 EA (no published band at 64–128 EA) and 500-7001 (lump sum) are not charged.

Where the numbers come from

Every range traces to TxDOT bid tabulations published as structured open data by the State of Texas, each record carrying an item code, a letting date and a project. The ranges are read from the live coverage index and re-verified before issue; any band on this page can be checked at factumreport.com/coverage by typing the pay-item code. TxDOT publishes as-received low bids; a low bid is not always the award, and the file labels every cell Single-source (TxDOT) rather than implying consensus. Quantities are taken as supplied; Factum does not re-measure plans.

Verify at factumreport.com/verify · ID FCT-TX-2026-0417-P. Challenge any published range by filing a contrary dated public record at factumreport.com/challenge. Specimen: the project and quantities are illustrative; every published range, median, record count and letting count is live production data read 1 October 2026.