AZURE ADVISORS · SAMPLE DELIVERABLE

Area A — Mass Grading

Mass site grading and cut/fill balance plus storm, sanitary sewer and water-main trenching. Fill-dominant area requiring imported structural fill.

WHAT THIS PROPOSAL COVERS

1. Quantity basis — grading & utility takeoff
2. How the quantities were derived
3. Detailed cost breakdown by division
4. Bid summary with overhead, profit & contingency

Earthwork Cost Proposal — SAMPLE

AREA A Mass site grading, cut/fill balance & utility trenching

PROJECT	LOCATION	PROPOSAL NO.	SCOPE
Sample Commercial Site	[Project Location]	AA 00-000 (SAMPLE)	Site Earthwork & Utility Trenching

1 QUANTITY BASIS

GRADING & MASS EARTHWORK	
Site area to be graded	2,694,997 SF (61.87 AC)
Cut volume (bank)	400,337 CY
Fill volume (bank)	447,102 CY
Topsoil stripping depth	5 in (41,589 CY)
Swell factor (loose haul)	× 1.25
Topsoil handling	Option A — re-use

UTILITY TRENCHING	
Storm drain	3,481 LF @ 9.0×2.5 ft
Sanitary sewer	2,105 LF @ 6.68×2.5 ft
Water main	8,205 LF @ 7.25×2.0 ft
Total trench excavation	8,609 CY
Pipe bedding thickness	18 in
Pipe zone bedding stone	1,688 CY

Cut / fill balance: Fill-dominant → net import of **5,176 CY** after topsoil re-use credit.

2 HOW THE QUANTITIES WERE DERIVED

- **Cut & fill:** bank cubic yards taken directly from the PlanSwift earthwork model built on the civil grading sheets.
- **Topsoil stripping:** Site Area (SF) × (depth ÷ 12) ÷ 27 = bank CY, stripped and stockpiled for re-use (Option A).
- **Loose haul volumes:** bank CY × 1.25 swell factor to reflect truck-loose measure.
- **Trench excavation:** each run = LF × avg depth × width ÷ 27; bedding stone and native backfill split out by pipe-zone thickness.
- **Waste allowance:** a 5% over-excavation / over-compaction allowance is carried on cut, fill and trench lines (marked *).

3 DETAILED COST BREAKDOWN

DESCRIPTION	QUANTITY	UNIT	UNIT COST	AMOUNT
1 Site Preparation Clearing, grubbing & topsoil handling				**$360,171**
Clearing & grubbing — remove vegetation, brush, roots; site area auto from input above	62	AC	$2,500	$154,672
Strip topsoil — motor grader + dozer, auto-qty from inputs	41,589	CY	$1.66	$69,066
Dozer push stripped topsoil to on-site stockpile area	41,589	CY	$1.08	$44,931
Re-spread & fine grade stockpiled topsoil at finish grade — dozer + motor grader	41,589	CY	$2.20	$91,503
2 Mass Grading — Cut Excavate, load & haul cut material				**$2,097,623**
Cut — Hydraulic excavator (CAT 349/350 class) + operator — excavate & load trucks *	420,354	CY	$1.24	$521,274
Cut — Articulated dump trucks (2× CAT 740) + 2 drivers — cut-to-fill & off-haul [loose CY] *	525,442	CY	$3.00	$1,576,349
3 Mass Grading — Fill Place, compact & moisture-condition fill				**$1,197,174**
Fill — Track dozer (CAT D8/D9) + operator — spread & shape placed material *	469,457	CY	$1.24	$582,137
Fill — Sheepsfoot/smooth drum compactor + operator — compact in 8"–12" lifts (3 passes min) *	469,457	CY	$0.78	$366,187
Fill — Water truck (4,000 gal) + driver — moisture conditioning & dust suppression *	469,457	CY	$0.53	$248,850
4 Import Fill / Surplus Disposal Balance the cut/fill deficit or surplus				**$163,862**
Import fill material — structural granular fill delivered to site (auto-qty from inputs)	5,176	CY	$22.00	$113,862
Import fill — trucking/haul cost (separate rate; set $0 above if all-in pricing used)	5,176	CY	$9.00	$46,580

Import fill — spread, shape & compact (dozer + compactor + water truck labor only)	5,176	CY	$0.66	$3,420
5 Utility Trenching Storm / sanitary sewer / water main				**$272,704**
Trench excavation — Trackhoe (CAT 320/325 class) + operator, all pipe systems combined *	9,040	CY	$14.37	$129,856
Pipe bedding stone — supply, place & compact in pipe zone (auto-qty from inputs) *	1,772	CY	$47.13	$83,514
Trench backfill compaction — jumping jack/plate compactor in 6"–8" lifts *	7,268	CY	$3.48	$25,302
Trench safety — trench box & shoring rental (OSHA 29 CFR 1926.652, depths >5 ft)	1	LS	—	$4,500
Surplus trench spoil — off-site haul & disposal (auto loose CY from inputs)	2,109	CY	$14.00	$29,531
6 Mobilization & Supervision Fleet, survey & field management				**$88,200**
Mobilization & demobilization — earthmoving fleet delivery & removal	1	LS	—	$12,000
Survey & layout — grading control points, stakeout, finished grade verification	1	LS	—	$8,500
Grading foreman/superintendent — direct supervision of all cut, fill & trench ops	1	LS	—	$30,600
Ground laborers (2) — flagging, grade stakes, cleanup, safety support	1	LS	—	$37,100

* Quantity includes a 5% waste / over-excavation allowance. Unit costs are blended (material + labor + equipment) builder costs; overhead, profit and other markups are applied in the Bid Summary below.

4 BID SUMMARY

Direct Construction Subtotal	**$4,179,733**
Sales Tax (7.0% on material)	**$219,017**
Overhead (8%)	**$334,379**
Profit (12%)	**$501,568**
Insurance / Bonds (2.5%)	**$104,493**
Contingency (3%)	**$125,392**
TOTAL BASE BID	**$5,464,582**

Estimated field labor: 17,537 man-hours. Pricing verified against RSMeans and current regional market rates. Proposal valid 30 days. Excludes items not expressly listed above.

AZURE ADVISORS · SAMPLE DELIVERABLE

Area B — Perimeter Grading

Perimeter / frontage grading and utility trenching. Cut-dominant area generating surplus material for off-site export.

WHAT THIS PROPOSAL COVERS

1. Quantity basis — grading & utility takeoff
2. How the quantities were derived
3. Detailed cost breakdown by division
4. Bid summary with overhead, profit & contingency

Earthwork Cost Proposal — SAMPLE

AREA B Perimeter grading, surplus export & utility trenching

PROJECT	LOCATION	PROPOSAL NO.	SCOPE
Sample Commercial Site	**[Project Location]**	**AA 00-000 (SAMPLE)**	**Site Earthwork & Utility Trenching**

1 QUANTITY BASIS

GRADING & MASS EARTHWORK	
Site area to be graded	**1,326,128 SF (30.44 AC)**
Cut volume (bank)	**37,476 CY**
Fill volume (bank)	**13,373 CY**
Topsoil stripping depth	**5 in (20,465 CY)**
Swell factor (loose haul)	**× 1.25**
Topsoil handling	**Option A — re-use**

UTILITY TRENCHING	
Storm drain	**617 LF @ 9.0×2.5 ft**
Sanitary sewer	**616 LF @ 6.68×2.5 ft**
Water main	**1,266 LF @ 7.25×2.0 ft**
Total trench excavation	**1,575 CY**
Pipe bedding thickness	**18 in**
Pipe zone bedding stone	**312 CY**

Cut / fill balance: Cut-dominant → net surplus of **55,711 loose CY** hauled off site.

2 HOW THE QUANTITIES WERE DERIVED

- **Cut & fill:** bank cubic yards taken directly from the PlanSwift earthwork model built on the civil grading sheets.
- **Topsoil stripping:** Site Area (SF) × (depth ÷ 12) ÷ 27 = bank CY, stripped and stockpiled for re-use (Option A).
- **Loose haul volumes:** bank CY × 1.25 swell factor to reflect truck-loose measure.
- **Trench excavation:** each run = LF × avg depth × width ÷ 27; bedding stone and native backfill split out by pipe-zone thickness.
- **Waste allowance:** a 5% over-excavation / over-compaction allowance is carried on cut, fill and trench lines (marked *).

3 DETAILED COST BREAKDOWN

DESCRIPTION	QUANTITY	UNIT	UNIT COST	AMOUNT
1 Site Preparation Clearing, grubbing & topsoil handling				**$177,336**
Clearing & grubbing — remove vegetation, brush, roots; site area auto from input above	30	AC	$2,500	$76,109
Strip topsoil — motor grader + dozer, auto-qty from inputs	20,465	CY	$1.66	$33,984
Dozer push stripped topsoil to on-site stockpile area	20,465	CY	$1.08	$22,138
Re-spread & fine grade stockpiled topsoil at finish grade — dozer + motor grader	20,465	CY	$2.20	$45,104
2 Mass Grading — Cut Excavate, load & haul cut material				**$196,405**
Cut — Hydraulic excavator (CAT 349/350 class) + operator — excavate & load trucks *	39,350	CY	$1.24	$48,830
Cut — Articulated dump trucks (2× CAT 740) + 2 drivers — cut-to-fill & off-haul [loose CY] *	49,188	CY	$3.00	$147,575
3 Mass Grading — Fill Place, compact & moisture-condition fill				**$35,958**
Fill — Track dozer (CAT D8/D9) + operator — spread & shape placed material *	14,041	CY	$1.24	$17,461
Fill — Sheepsfoot/smooth drum compactor + operator — compact in 8"–12" lifts (3 passes min) *	14,041	CY	$0.78	$11,002
Fill — Water truck (4,000 gal) + driver — moisture conditioning & dust suppression *	14,041	CY	$0.53	$7,494
4 Import Fill / Surplus Disposal Balance the cut/fill deficit or surplus				**$779,953**
Surplus cut — off-site haul & disposal, all-in rate (auto-qty from surplus calculation)	55,711	CY	$14.00	$779,953
5 Utility Trenching Storm / sanitary sewer / water main				**$53,818**

Trench excavation — Trackhoe (CAT 320/325 class) + operator, all pipe systems combined *	1,654	CY	$14.37	$23,773
Pipe bedding stone — supply, place & compact in pipe zone (auto-qty from inputs) *	328	CY	$47.20	$15,458
Trench backfill compaction — jumping jack/plate compactor in 6"–8" lifts *	1,326	CY	$3.49	$4,630
Trench safety — trench box & shoring rental (OSHA 29 CFR 1926.652, depths >5 ft)	1	LS	—	$4,500
Surplus trench spoil — off-site haul & disposal (auto loose CY from inputs)	390	CY	$14.00	$5,458
6 Mobilization & Supervision Fleet, survey & field management				**$88,200**
Mobilization & demobilization — earthmoving fleet delivery & removal	1	LS	—	$12,000
Survey & layout — grading control points, stakeout, finished grade verification	1	LS	—	$8,500
Grading foreman/superintendent — direct supervision of all cut, fill & trench ops	1	LS	—	$30,600
Ground laborers (2) — flagging, grade stakes, cleanup, safety support	1	LS	—	$37,100

* Quantity includes a 5% waste / over-excavation allowance. Unit costs are blended (material + labor + equipment) builder costs; overhead, profit and other markups are applied in the Bid Summary below.

4 BID SUMMARY

Direct Construction Subtotal	**$1,331,670**
Sales Tax (7.0% on material)	**$81,787**
Overhead (8%)	**$106,534**
Profit (12%)	**$159,800**
Insurance / Bonds (2.5%)	**$33,292**
Contingency (3%)	**$39,950**
TOTAL BASE BID	**$1,753,034**

Estimated field labor: 2,743 man-hours. Pricing verified against RSMeans and current regional market rates. Proposal valid 30 days. Excludes items not expressly listed above.