

SAMPLE PACK · FORMWORK TAKEOFF

# What you get when you brief **HYKSOS**

A specimen of the deliverables HYKSOS issues on every formwork takeoff. Built from real HYKSOS work, with all client, address and consultant details removed. Real measurements. Real pivots. Real mark-ups.

FORMWORK

CONCRETE

STEEL

DELIVERABLES · EVERY JOB

# Every takeoff. Same *package*.

- 01 — Bill of quantities in Excel, split by FORMWORK, CONCRETE, STEEL, SUMMARY
- 02 — Live pivot table that rolls every measured line up into totals by element
- 03 — Marked-up structural drawings in PDF, every element coloured and numbered
- 04 — Per-sheet legend tying each colour to a quantity and unit
- 05 — Excel native, so it drops straight into your pricing sheet (no PDF-to-Excel rebuild)
- 06 — Inclusions and exclusions schedule: what we measured, and what we did not
- 07 — Issued within 3 to 5 business days. 24 to 48 hour rush available on request
- 08 — Reviewed by a senior estimator before issue, every job, no exceptions

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WHY IT MATTERS

## Quotes that *stand up* when challenged.

*If your estimator cannot show you which drawing a line came from, you do not have an estimate. You have a guess.*

BILL OF QUANTITIES · MEASURED LINES

# The *takeoff* itself.

Every line item lives on its trade sheet: Subject, level (Page Label), measurement, unit and rate. The rate column stays blank, so you drop in your own rates and every total updates automatically.

FORMWORK					
Subject	Page Label	Measurement	Unit	Rate	Sub-total
Concrete Column 275 x 275	LEVEL 1		3 Count		\$ -
Concrete Downturn 1100	LEVEL 1	47.212	sq m		\$ -
Concrete Hobs - Single Sided	LEVEL 1	91.19	m		\$ -
Concrete Hobs - Single Sided	LEVEL 2	89.69	m		\$ -
Dintel Retaining Walls - Single Sided - 200mm Thick	GARAGE	78	sq m		\$ -
Dintel Walls Area - Single Sided - 200mm Thick	GARAGE	165.15	sq m		\$ -
Dintel Walls Area - Single Sided - 200mm Thick	LEVEL 1	187.2	sq m		\$ -
Dintel Walls Area - Single Sided - 200mm Thick	LEVEL 2	42.99	sq m		\$ -
Dintel Walls Area - Single Sided - 200mm Thick 10	LEVEL 1	15.114	sq m		\$ -
Edgeboard Count - Above 300mm	LEVEL 1	12.14	m		\$ -
Edgeboard Count - Above 300mm	LEVEL 2	49.83	m		\$ -
Edgeboard Count - Below 300mm	GARAGE	225.43	m		\$ -
Edgeboard Count - Below 300mm	LEVEL 1	502.73	m		\$ -
Edgeboard Count - Below 300mm	LEVEL 2	316.48	m		\$ -
Stair Case	GARAGE		3 Count		\$ -
Stair Case	LEVEL 1		2 Count		\$ -
Suspended Slab 200	LEVEL 1	126.96	sq m		\$ -
Suspended Slab 200	LEVEL 2	66.08	sq m		\$ -
Suspended Slab 250	LEVEL 1	584.94	sq m		\$ -
Suspended Slab 250	LEVEL 2	648.03	sq m		\$ -
Suspended Slab 300	LEVEL 1	47.05	sq m		\$ -
Suspended Slab 300	LEVEL 2	23.23	sq m		\$ -
Suspended Slab 500	LEVEL 2	8.72	sq m		\$ -
Suspended Slab 550	LEVEL 2	18.79	sq m		\$ -
Suspended Slab 700	LEVEL 2	9.11	sq m		\$ -

FORMWORK source sheet from the live Excel workbook. Concrete and steel sit on their own sheets in the same format. This is what feeds the pivots on the next page.

SUMMARY TAB · THREE LIVE PIVOTS

# Every line, *rolled up.*

Each trade (formwork, concrete and steel) rolls up into its own pivot. Drop any item from the Subject list and the totals recalculate immediately.

FORMWORK		CONCRETE		STEEL	
Page Label	(All)	Page Label	(All)	Page Label	(All)
Row Labels	Sum of Sub-total	Row Labels	Sum of Sub-total	Row Labels	Sum of Sub-total
Concrete C	\$ -	Concrete Column 275 x 275	\$ -	Concrete Column 275 x 275	\$ -
Concrete D	\$ -	Concrete Downturn 1100	\$ -	Concrete Downturn 1100	\$ -
Concrete H	\$ -	Dintel Retaining Walls - Single Sided - 200mm Thick	\$ -	Dintel Retaining Walls - Single Sided - 200mm Thick	\$ -
Dintel Ret	\$ -	Dintel Walls Area - Single Sided - 200mm Thick	\$ -	Dintel Walls Area - Single Sided - 200mm Thick	\$ -
Dintel Wa	\$ -	Dintel Walls Area - Single Sided - 200mm Thick 10	\$ -	Dintel Walls Area - Single Sided - 200mm Thick 10	\$ -
Dintel Wa	\$ -	Edgebeam - 400mm Depth	\$ -	Edgebeam - 400mm Depth	\$ -
Dintel Wa	\$ -	Edgebeam - 450mm Depth	\$ -	Edgebeam - 450mm Depth	\$ -
Edgeboard	\$ -	Slab on Ground Area - Raft	\$ -	Slab on Ground Mesh	\$ -
Edgeboard	\$ -	Slab on Ground Volume	\$ -	Slab on Ground Mesh In Weight	\$ -
Stair Case	\$ -	Strip Footings - 450mm Depth	\$ -	Strip Footings - 450mm Depth	\$ -
Suspended	\$ -	Suspended Slab 200	\$ -	Suspended Slab 200	\$ -
Suspended	\$ -	Suspended Slab 200 Volume	\$ -	Suspended Slab 250	\$ -
Suspended	\$ -	Suspended Slab 250	\$ -	Suspended Slab 300	\$ -
Suspended	\$ -	Suspended Slab 250 Volume	\$ -	Suspended Slab 500	\$ -
Suspended	\$ -	Suspended Slab 300	\$ -	Suspended Slab 550	\$ -
Suspended	\$ -	Suspended Slab 300 Volume	\$ -	Suspended Slab 700	\$ -
Grand Total	\$ -	Suspended Slab 500	\$ -	Grand Total	\$ -
		Suspended Slab 500 Volume	\$ -		
		Suspended Slab 550	\$ -		
		Suspended Slab 550 Volume	\$ -		
		Suspended Slab 700	\$ -		
		Suspended Slab 700 Volume	\$ -		
		Grand Total	\$ -		

FORMWORK	
Page Label	(All)
Row Labels	
Concrete Column 275 x 275	
Concrete Downturn 1100	
Concrete Hobs - Single Sided	
Dintel Retaining Walls - Single Sided	
Dintel Walls Area - Single Sided - 200mm Thick	
Dintel Walls Area - Single Sided - 200mm Thick 10	
Edgeboard Count - Above 300mm	
Edgeboard Count - Below 300mm	
Stair Case	
Suspended Slab 200	
Suspended Slab 250	
Suspended Slab 300	
Suspended Slab 500	
Suspended Slab 550	
Suspended Slab 700	
Grand Total	

FILTER BY LEVEL · GARAGE / LEVEL 1 / LEVEL 2

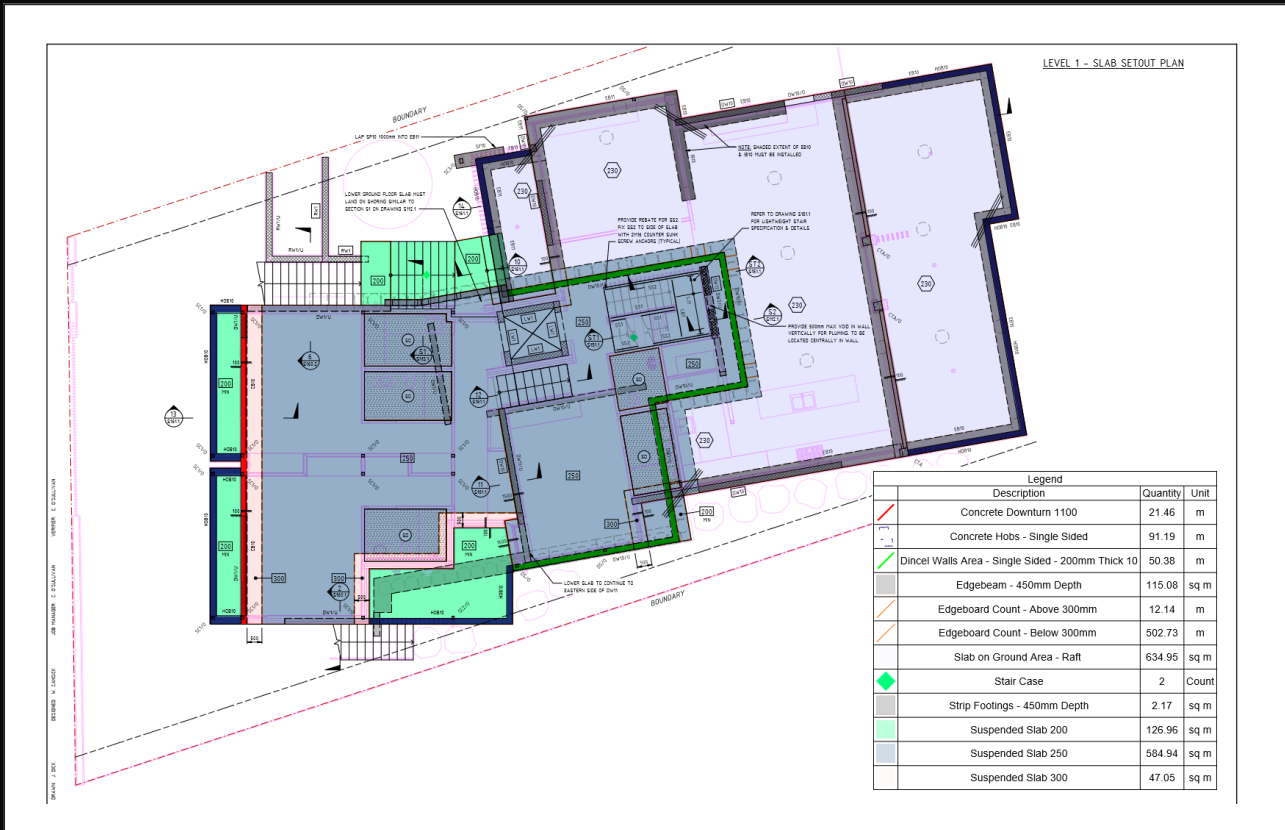
- Filter by trade item, or slice by level to isolate a single floor
- Rate column left blank: drop in your own rates and the totals recalculate
- Three pivots, one per trade, all driven by the source sheets

Live Excel pivots straight from the workbook. Sub-total stays blank so you apply your own rates.

MARKED-UP DRAWINGS · REAL SHEET

# Drawings, *marked up.*

An actual marked-up slab setout plan from the project. Every element is coloured and tied to the legend on the right, so any quantity can be audited straight off the drawing.



- Coloured fills group elements by formwork type, readable on site
- Legend on the right ties each colour to a quantity and unit, for this sheet
- Slabs, Dintel walls, footings, columns and stairs all marked and counted
- One sheet shown here. The issued set covers every level of the build.

Real HYKSOS mark-up. Title block, client, address and consultant logos cropped out.

## SCOPE · INCLUSIONS / EXCLUSIONS

# What we measured. What we *did not*.

Every HYKSOS takeoff ships with this list rewritten for the specific project. Below is the standard formwork-only scope.

**INCLUDED**

- Formwork: vertical, horizontal, soffit, edge
- Edgeboard, by depth and run
- Columns, walls and upstands, by face area
- Suspended slabs: conventional and Bondek
- Hobs, kerbs and grated drain forms
- Strip and pad footing formwork
- Concrete volumes, by mix design
- Reinforcement: mesh, bars, ligatures
- Construction, expansion and saw joints
- Marked-up drawings, one set, all elements
- Pivot summary by element

**EXCLUDED**

- Structural or formwork engineering design
- Scaffolding and propping design and cycles
- Items not shown on the drawings supplied
- Off-form finish specifications
- Concrete pump, line, supply allowances
- Crane allowance and rigging
- Reo cut-and-bend scheduling
- Curing and protection allowances
- Variations after issue (re-priced)
- Latent conditions and ground variability

**PRINCIPLE**

## If it is not on the drawings, it is *excluded.*

*Bring us a clarification, we re-issue. We do not assume into the gap.*

HOW TO BRIEF US

# Four steps. One *fee*. No surprises.

**STEP 01**

**Send your drawings**

Structural and architectural. PDF or DWG. Email or WeTransfer.

**STEP 02**

**Scope and fee in 24 hrs**

Fixed fee. Scope confirmed in writing. No surprises after.

**STEP 03**

**Quote approved, we start**

Fixed fee, agreed up front. EFT or card.

**STEP 04**

**Pack issued, 3 to 5 days**

Excel, pivot and marked-up PDF, ready to price.

**FORMWORK TAKEOFF**

FROM

**\$650** ex GST

Most jobs \$650 to \$1,400 ex GST depending on the drawings. No lock-in and no minimum. Single-trade scope: BOQ, pivot and marked-up drawings, in 3 to 5 business days.

**REVISIONS**

BILLED BY THE HOUR

**\$120** / hr ex GST

Any change after issue: design updates, re-issued drawings or added scope. Quoted and agreed before we start.

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